

Agenda
WACO HOUSING AUTHORITY & AFFILIATES
HYBRID MEETING
Kate Ross Community Center
1115 Cleveland
Waco, Texas
November 10, 2022
12:00 Noon

- I. Call to Order
- II. Establishment of Quorum
- III. Hearing from Visitors
 - Recognition of Officials
- IV. Approval of Minutes
- V. Updates
 - RAD (South Terrace)
 - RAD (Melody Grove)
 - Trendwood
 - Sandstone Apartments
 - Family Self Sufficiency (FSS)
- VI. New Business
 - **RESOLUTION NO. 3863 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO CERTIFY THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) TO HUD.**
- VII. Departmental Report Questions
- VIII. Consideration of Future Agenda Items
- IX. Adjournment

Synopsis of the Minutes
WACO HOUSING AUTHORITY & AFFILIATES
4400 Cobbs Drive
HYBRID MEETING
October 13, 2022
12:00 Noon

Chair Melli Wickliff called the meeting to order at 12 p.m.

I. Establishment of Quorum

Commissioner's present: Melli Wickliff, Jon Ramos, John Bible, LaTonya Lewis, Brad Kinkeade

Commissioners absent: None

II. Hearing from Visitors

- Recognition of Officials

III. Approval of Minutes

Board Chair Melli Wickliff asked for a motion to approve the minutes of the September 2022 Board Meeting. Vice Chair Jon Ramos made the motion and Commissioner John Bible seconded the motion. Board Chair Melli Wickliff called for a vote and the motion passed unanimously.

IV. Updates

President/CEO gave the floor to Peter with Brinshore, and he provided an update to the South Terrace RAD project. Peter reviewed the unit delivery schedule as well.

President/CEO and Art Schultz updated the board on the progress for Melody Grove (Estella Maxey) RAD Development and we are still on track.

President CEO updated the board on Trendwood and that Trendwood is set to begin resident construction January 2023.

President/CEO reviewed the details of the Sandstone project.

V. New Business

RESOLUTION NO. 3862 RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY (THE "AUTHORITY") AUTHORIZING THE PRESIDENT/CEO OR DESIGNEE TO TAKE SUCH ACTIONS NECESSARY OR CONVENIENT TO FACILITATE THE ACQUISITION OF, AND PLACEMENT OF "AFFORDABLE" UNITS WITHIN, SANDSTONE APARTMENTS LOCATED AT 5101 SANGER AVE., WACO, TEXAS 76710 (THE "PROJECT")

Milet Hopping – President/CEO explained to the board the resolution will authorize WHA to move forward with the Sandstone project. Chair Melli Wickliff asked for a motion to approve Resolution No. 3862. Commissioner Brad Kinkeade made the motion to approve, and Commissioner Jon Ramos seconded the motion. Chair Melli Wickliff called for a vote and the motion passed unanimously.

Resolution No. 3862

A copy of this resolution may be found in the resolution file.

VI. Reports

Administrative Services

Everything for Admin was usual business.

Information Technology

Every for I.T. was usual business.

OPERATIONS –Vice President Gloria Dancer

Rising Images

The nonprofit properties continue to do well with rent collection and leasing. All properties are in compliance.

MOD

Everything for MOD was usual business.

PUBLIC HOUSING

There are 941 applicants on the WHA Public Housing Waiting list.

MAINTENANCE

The Maintenance Department continues to work on make readies.

SECTION 8 - Milet Hopping

The Section 8 department currently is leasing 2529 vouchers and has 1803 total applicants on the combined waiting lists. There are 56 veterans in the VASH program.

COMMUNITY SERVICES - Milet Hopping

Our Community Services Department organized and chaperoned a college trip to HBCUs in Alabama. 10 teens from public housing and section 8 housing attended had the opportunity to travel and tour these colleges

FINANCE – Vice President Edwina Viera

A summary of the financial statements and Consolidated Financial Report was provided.

- VII. Consideration of Future Agenda Items
 - Update on Family Self Sufficiency Program

- VIII. Adjournment
Chair, Melli Wickliff, adjourned the meeting at 12:47 p.m.

Secretary

Chair of the Board

Seal

**South Terrace Progress Report
Brinshore Development, L.L.C.
Waco Housing Authority Board Meeting
November 10, 2022**

Issue Addressed this Month:

- **Sanitary Sewer Lines**
- **Flatwork**
- **Increased Funding for the Project**
- **Construction Progress**
- **Unit Delivery Schedule**

Sanitary Sewer Lines

We have made progress with Clark Engineering, the Civil Engineer. Survey is complete, as well as the assessment of the main and lateral sewer lines. It has now been determined all need to be replaced. The design of the new system will be ready shortly for bidding. The bidding will be compiled by mid-November, and work to commence soon after selection of contractor.

This schedule has not deterred J4 from performing work on the sanitary laterals and mains needed as we turn over units. The final scope will be on the balance of the site that has not yet been addressed.

Flatwork

We have been repairing sidewalks in a piecemeal fashion to meet the requirements of the HQS inspections, but we have also had the WHA and the inspector walk the site to identify additional work that will need to be performed in the future. We plan on bidding this scope out to several contractors to get the best pricing on the sidewalk replacement that remains.

Increased Funding for the Project

Coats Rose has submitted a request to the Bond Review Board to increase in the Tax Exempt Bonds volume cap in the project by \$5MM which will allow the investors to use a 4% tax credits rate, instead of the 3.08% which was available at closing. The Bond Review Board will announce its decision in January 2023. We have spoken with DOZ, our accountants, and they have confirmed that additional work added to scope is Tax Credit Basis Eligible, and will generate additional 4% LIHTC tax credits. Brinshore and WHA also had a recent conversation with Enterprise, the investor in the tax credits, and they are committed to working with us to find a way to raise additional equity with the increase in tax credits. There is still significant due diligence that needs to be performed to move forward once additional volume cap is awarded.

Construction Progress

We have made progress on addressing many of the causes of delay in construction, nevertheless, there continues to be delays in unit and building deliveries. We believe that the project will be completed in May or June of 2023, given the current pace of unit deliveries. To increase the speed of work, J4 will need to receive a greater number of empty buildings to work on, and to have the WHA move families into completed units at a faster pace. Currently there is a mismatch between the unit sizes of the

families living in pre-rehab units, and the ones being delivered, so it is difficult and time consuming for the relocation of residents out of existing buildings to take place. Also the HQS failure of completed units is slowing down the process of turnover to J4. We will continue to focus on this issue in the coming month.

Unit Delivery Schedule

- 138 units have been rehabbed to date. 120 units are currently occupied, 6 transfers are scheduled in the next 2 weeks, and 22 units will be turned over in November per J4's schedule.
- Four storm-impacted residents will be moved back on site in the upcoming moves and 16 vacant units will be turned over to J4.
- J4 has in their possession 54 units within 23 fully vacant buildings; with 19 more buildings being turned over in November, assuming relocation occurs quickly.

Unit Delivery Summary since June 1 - As of October 26, 2022

Address	Actual Start	Projected Completion	J4 Completion Date
2710 S 14	5/23/2022	10/7/2022	10/10/2022
2712 S 14	5/23/2022	10/7/2022	10/10/2022
2722 S 14	5/5/2022	10/7/2022	10/10/2022
2720 S 14	5/5/2022	10/7/2022	10/10/2022
1411 Carter	5/10/2022	10/7/2022	10/10/2022
1413 Carter	5/10/2022	10/7/2022	10/10/2022
101 Kennedy	5/23/2022	10/7/2022	10/10/2022
103 Kennedy	5/23/2022	10/7/2022	10/10/2022
2705 S 12	5/11/2022	10/7/2022	10/10/2022
2707 S 12	5/11/2022	10/7/2022	10/10/2022
117 Lyndon	2/15/2022	9/15/2022	10/3/2022
119 Lyndon	2/15/2022	9/15/2022	10/3/2022
105 Lyndon	2/7/2022	9/16/2022	10/3/2022
107 Lyndon	2/7/2022	9/16/2022	10/3/2022
1220 Carter	4/18/2022	9/15/2022	10/3/2022
1222 Carter	4/18/2022	9/15/2022	10/3/2022
205 Lyndon	5/10/2022	9/15/2022	10/3/2022
207 Lyndon	5/10/2022	9/15/2022	10/3/2022
208 Kennedy	3/10/2022	9/15/2022	9/28/2022
114 Kennedy	4/6/2022	8/17/2022	9/28/2022
116 Kennedy	4/6/2022	8/17/2022	9/28/2022
118 Kennedy	4/6/2022	8/17/2022	9/28/2022
120 Kennedy	4/6/2022	8/17/2022	9/28/2022
117 Kennedy	5/5/2022	9/15/2022	9/28/2022
121 Kennedy	5/5/2022	9/15/2022	9/28/2022
123 Kennedy	5/5/2022	9/15/2022	9/28/2022
119 Kennedy	5/5/2022	9/15/2022	9/28/2022
212 Kennedy	2/7/2022	9/15/2022	9/23/2022
210 Kennedy	2/7/2022	9/15/2022	9/23/2022
1409 Benton	4/11/2022	8/11/2022	8/11/2022
1017 Gurley	3/31/2022	8/11/2022	7/28/2022
1019 Gurley	3/31/2022	8/11/2022	7/28/2022
105 Kennedy	2/18/2022	7/15/2022	7/15/2022
107 Kennedy	2/18/2022	7/15/2022	7/15/2022

1408 Benton	2/7/2022	7/14/2022	7/14/2022
1025 Gurley	3/31/2022	7/14/2022	7/14/2022
1027 Gurley	3/31/2022	7/14/2022	7/14/2022
2700 S 12	10/27/2021	6/21/2022	7/7/2022
1326 Carter	2/7/2022	6/15/2022	7/1/2022
1328 Carter	2/7/2022	6/15/2022	7/1/2022
2624 S 12	2/7/2022	6/22/2022	7/1/2022
2626 S 12	2/7/2022	6/22/2022	7/1/2022
2502 S 15	2/7/2022	6/14/2022	6/14/2022
2504 S 15	2/7/2022	6/14/2022	6/14/2022
1419 Carter	2/7/2022	6/9/2022	6/9/2022
1421 Carter	2/7/2022	6/9/2022	6/9/2022

Three-Month Construction Outlook as of 10.24 Construction Schedule

Address	Actual Start	Projected Completion	% Complete (as of 10/24)
201 Lyndon	6/30/2022	11/1/2022	99%
1021 Gurley	7/21/2022	11/1/2022	91%
1023 Gurley	7/21/2022	11/1/2022	91%
214 Kennedy	7/5/2022	11/23/2022	81%
216 Kennedy	7/5/2022	11/23/2022	81%
1401 Benton	8/5/2022	11/23/2022	65%
209 Lyndon	7/27/2022	11/14/2022	65%
211 Lyndon	7/27/2022	11/14/2022	65%
2726 S 14	7/25/2022	11/11/2022	65%
2728 S 14	7/25/2022	11/11/2022	65%
2648 S 14	7/25/2022	11/16/2022	62%
2650 S 14	7/25/2022	11/16/2022	62%
113 Kennedy	8/9/2022	11/23/2022	57%
115 Kennedy	8/9/2022	11/23/2022	57%
2701 S 12	8/22/2022	11/10/2022	54%
2703 S 12	8/22/2022	11/10/2022	54%
312 Kennedy	8/26/2022	11/17/2022	54%
1225 Carter	8/9/2022	11/23/2022	53%
1227 Carter	8/9/2022	11/23/2022	53%
2714 S 14	8/26/2022	11/17/2022	53%
2716 S 14	8/26/2022	11/17/2022	53%
2705 S 14	9/2/2022	11/24/2022	51%

2707 S 14	9/2/2022	11/24/2022	51%
2630 S 14	7/27/2022	12/27/2022	18%
2632 S 14	7/27/2022	12/27/2022	18%
1339 Carter	10/14/2022	1/2/2023	12%
2609 S 14	10/14/2022	1/5/2023	12%
2611 S 14	10/14/2022	1/5/2023	12%
2616 S 14	10/14/2022	1/9/2023	12%
2702 S 12	10/14/2022	1/2/2023	12%
2704 S 12	10/14/2022	1/2/2023	12%
2711 S 14	10/14/2022	1/5/2023	12%
2713 S 14	10/14/2022	1/5/2023	12%



INTEGRAND DEVELOPMENT, LLC

Solutions, Experience & Integrity

Board Report

November 10, 2022

Melody Grove Planning

Integrand is working with SGB Architects, LLC to complete site concepts for the phased re-development of this site. Options are expected to be presented in late November.

2023 LIHTC Round

Integrand continues to update scoring projects for both Melody Grove Phase 1 and Kate Ross Phase 1 in the upcoming 9% tax credit round. Report of projections will be provided once complete.

330 Marshall Street
Suite 900
Shreveport, Louisiana 71101
Phone: (318) 226-1411

www.integranddev.com

12629 New Brittany Boulevard
Building 16
Fort Myers, Florida 33907
(239) 275-8029

A Housing Solutions Alliance, LLC/National Development of America, Inc. Company

Administrative Services Department October 2022 Report

Routine Work Projects

- Mailing of WHA, Hill and Somervell Counties, and Groesbeck, Section 8 (HAP) checks – **219** checks (all other checks were direct deposited and check stubs can be accessed by landlords through the landlord portal.)
- Travel and Training: *(See attached training sheet for all training offered to staff).*
- Partnership Meetings: Attend Housing Coalition Board Meeting.
- Applications
 - **41** Public Housing / **16** Mart
 - **0** VASH
- Processed **339** pieces of incoming mail
- Processed **2,098** pieces of outgoing mail
- Proofed all department monthly reports
- Made **308,392** copies for departments
- Sent out **96** Late Notices for Public Housing
- Sent out **56** Notices of Concern
- Sent out **225** Utility Notices

Clients and Visitors

There was a total of **615 persons** that checked in to the receptionist in the lobby.

There was a total of **9,207 incoming calls** handled by the receptionist for the month.

Rising Images Compliance Audit

Raintree

Raintree Apartments are required to have 55 total units in the Affordable Housing Program. Out of the 55 units, 32 units must qualify as very low income. Raintree had a total of 80 units in the program, 40 very low income and 40 low incomes based on the compliance audit completed, 12 files were reviewed, and no corrections were required. Raintree was in compliance.

Picadilly

Picadilly Apartments are required to have 5 qualifying units in the Affordable Housing Program. Out of the 5 units, 2 must qualify as very low income. Picadilly had 6 qualifying units in the program, 4 very low income and 2 vacancies. Based on the compliance audit completed, no files were reviewed and Picadilly was in compliance. We can count the vacant units as qualified until they are filled.

Cimmaron

Cimmaron Apartments are required to have 35 total units in the Affordable Housing Program. Out of the 35 units, 20 units must qualify as very low income. Cimmaron had a total of 62 units in the program, 28 very low income and 34 low incomes. Based on the compliance audit completed, 10 files were reviewed, no corrections were required and Cimmaron was in compliance.

Hunnington

Hunnington Apartments are required to have 45 total units in the Affordable Housing Program. Out of the 45 units, 12 units must qualify as very low income. Hunnington had a total of 47 units in the program, 18 very low income and 29 low income. Based on the compliance audit completed, 10 files were reviewed, no corrections were required and Hunnington was in compliance.

Employee	Training Class	Dates	Location
Myllinda Browder	Anyone with Newly Assigned HR Responsibilities	12/2/2021	Webinar
Marcus Davilla	HQS Training	02/23-02/25/2022	
Christina Miller	NAHRO Customer Service Training/High Performance Mgmt	04/05-04/06/2022	Webinar
Tiffanie Montgomery	NAHRO Customer Service Training/High Performance Mgmt	04/05-04/06/2022	Webinar
Corina Mendoza	A Crash Course for the First-Time Manager or Supervisor	4/25/2022	Webinar
Myllinda Browder	One-Person HR Department	4/26/2022	Webinar
Starlet Pope	Effective Techniques for Dealing with Difficult Customers	6/21/2022	Webinar
Shamekia Whittington	Effective Techniques for Dealing with Difficult Customers	6/21/2022	Webinar
Stephen Taylor	HVAC Training	06/22-06/23/2022	Waco
David Jackson	HVAC Training	6/23/2022	Waco
Victor DeWitt	HVAC Training	6/23/2022	Waco
Myllinda Browder	Onboarding Best Practices	6/23/2022	Webinar
Tina Lynn	Payroll Compliance Workshop	07/20-21/2022	Webinar
Myllinda Browder	Using the Company Intranet to Engage & Retain Employees	7/26/2022	Webinar
Myllinda Browder	How to Build a Flexible Workplace culture	7/28/2022	Webinar
Rebecca Ellis	How to Build a Flexible Workplace culture	7/28/2022	Webinar
Myllinda Browder	Employee Engagement: Strategies for Success	8/2/2022	Webinar
Melissa Johnson	HR 101 for Managers & Supervisors	8/4/2022	Webinar
Edwina Viera	HR 101 for Managers & Supervisors	8/4/2022	Webinar
Briotony Porter	Hoarding Behaviors in Older Adults	8/8/2022	Webinar
Tina Lynn	IRS & DOL Audits: Spot Red Flags before the Agencies	8/11/2022	Webinar
Tina Lynn	Asset Management & Central Office cost Center	8/11/2022	Webinar
Myllinda Browder	FMLA Master Class	8/17/2022	Webinar
Marla Carter	Voucher Management System, RNP Reconciliation & Updates	8/23/2022	Webinar
Rebecca Ellis	Reasonable Accommodations	9/1/2022	Webinar
Myllinda Browder	Reasonable Accommodations	9/1/2022	Webinar
Crystal Anthony	Peer Support for Family Self-Sufficiency (FSS) Case Managers	9/8/2022	Webinar
Myllinda Browder	Employee Habit vs Addiction: Knowing When & How to Intervene	9/13/2022	Webinar
Melissa Johnson	New Supervisor/Leadership	09/13-14/2022	Waco
Tina Lynn	Nuts & Bolts of HUD Accounting 2022	09/20-09/23/2022	Ft Myers FL
Myllinda Browder	HR Specialist Summit	9/21-/22/2022	Webinar
Milet Hopping	National NAHRO	9/22-24/2022	San Diego
John Bible	National NAHRO	9/22-24/2022	San Diego
Jon Ramos	National NAHRO	9/22-24/2022	San Diego
Rebecca Ellis	National NAHRO	9/22-24/2022	San Diego
Melissa Johnson	National NAHRO	9/22-24/2022	San Diego
Janie Lovell	National NAHRO	9/22-24/2022	San Diego
Myllinda Browder	OSHA Record-Keeping Compliance	10/5/2022	Webinar
Ryan Tomlinson	Texas NAHRO	10/17-19/2022	Grapevine
Milet Hopping	Texas NAHRO	10/17-19/2022	Grapevine
Gloria Dancer	Texas NAHRO	10/17-19/2022	Grapevine
Rebecca Ellis	Texas NAHRO	10/17-19/2022	Grapevine
Vincent Pearson	Texas NAHRO	10/17-19/2022	Grapevine
Briotony Porter	Texas NAHRO	10/17-19/2022	Grapevine
Crystal Anthony	National FSS Conference	10/24-25/2022	Webinar
CaSaundra Foreman	National FSS Conference	10/24-25-2022	Webinar
Tina Lynn	Form 1099 Reporting Updates	10/26/2022	Webinar
Mary Robinson	Form 1099 Reporting Updates	10/26/2022	Webinar
Janie Lovell	High-Performance Management	11/02-11/03/2022	Dallas
LaTanya Rector	High-Performance Management	11/02-11/03/2022	Dallas
Rebecca Ellis	High-Performance Management	11/02-11/03/2022	Dallas
Milet Hopping	NAHRO Definitive Guide for New Executive Directors	11/9-11/10/2022	Webinar
Rebecca Suarez	Hot Topics for LIPH & HCV	11/16-11/17/2022	Nashville TN-CHG'd to Zoom
Rebecca Suarez	RAD & Other Repositioning Strategies	11/18/2022	Nashville TN-CHG'd to Zoom

Information Technology

(IT)

Oct 2022

- **HMS Windows Software, Software Applications, & IT Support Calls**
 - All support calls were closed with-in 24 hours.
 - As WHA & Affiliates' personnel continue using the software and as the software is refined to our needs; there are some support calls that are sent directly to MRI (the software vendor) that require re-writing of computer programming and are placed on a priority status according to HUD rules and regulations. Once rewritten, MRI sends an update to be installed to correct or enhance these support requests

- **Web Page**
 - Waco Housing Authority web page address is www.wacopha.org
 - Webpage statistic have transitioned to google analytics

- **Server, Computer, and Phone System Uptimes**
 - WHA Network systems had no substantial downtime for the month

- **Miscellaneous**
 - Continue redesign of wacopha.org, enhancements to home page
 - IT preparation for office relocation
 - Completed HUD EIV certifications
 - Completed updates to income limits, flat rents, and utility allowances, updated wacopha.org, and database updates with new tables
 - Major upgrade to WHA virtual desktop environment VMware upgrade

Board Report OCT 2022

All Users
100.00% Sessions

Total users

2,424

% of Total: 100.00% (2,424)



Sessions (total visits)

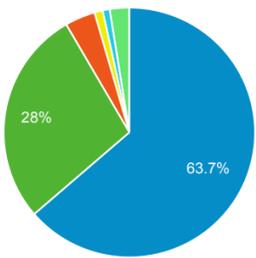
3,452

% of Total: 100.00% (3,452)



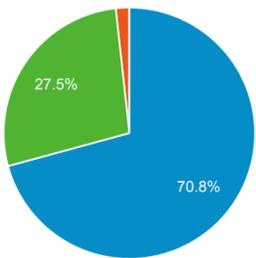
Users by (referral) Source

google (direct) bing yahoo
facebook.com Other



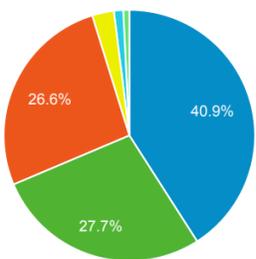
Traffic by device

mobile desktop tablet



Users by Operating System

iOS Android Windows Macintosh
Chrome OS Other



Pageviews (total traffic)

8,971

% of Total: 100.00% (8,971)



Pageviews by Page

Page	Pageviews
/	3,292
/page/Emergency Housing Voucher	595
/page/public_housing_ops	509
/page/waitinng_list	457
/page/section_8	447
/page/homepage	368
/page/departments	358
/page/contact_form	307
/page/hill_somervell_section_8	299
/page/employment	233

Pageviews by City

City	Pageviews
Waco	2,963
Dallas	1,527
Austin	821
Houston	300
Temple	95
Seattle	79
Chicago	66
Hewitt	60
Fort Worth	59
Waxahachie	43

Modernization Department October 2022 Report

Grant Year	Grant Amt.	Amt. Expended	% Expended	% Obligated	Deadline to Expend
2018/518	\$1,820,616.00	\$1,803,544.31	99%	100%	May 28,2026
2019/519	\$1,904,253.00	\$654,546.18	34%	34%	April 15, 2027
2020/520	\$2,037,987.00	\$543,819.79	27%	28%	March 25, 2026
2021/521	\$1,692,421.00	\$253,863.18	15%	15%	February 22, 2025

Public Housing Current Projects

None

Rising Images Current Projects

- Replacement of siding at Hunnington buildings E, F, G, H & I and Raintree buildings 3,4,7 & 8.
 - Awarded to Aragon Builders for \$330,305.75
 - Estimated start mid October 2022
 - Estimated completion May 2023

Rising Images, Inc. Board Report for October 2022

Occupancy

	Total Units	Vacant Units	Percentage Occupied
Cimmaron	100	0	100%
Hunnington	60	0	100%
Misty Square	16	0	100%
	Total Units	Vacant Units	Percentage Occupied
Picadilly	6	0	100%
Raintree	156	0	100%

Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Cimmaron	\$50,847.00	\$51,570.00	\$51,570.00	100%
Hunnington	\$34,629.00	\$34,605.00	\$34,605.00	100%
Misty Square	\$8,380.00	\$8,490.00	\$8,490.00	100%

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
Picadilly	\$4,562.88	\$ 4,706.00	\$4,706.00	100%
Raintree	95,928.15	\$97,485.00	\$97,485.00	100%

Contracts (MOD)

Zamco Construction has started the ceiling grid replacement at Hunnington Buildings F-J
Window World is installing new windows in all 16 of the Misty Sq. units.

Administration

Cimmaron is not in compliance with the requirements for the Affordable Housing Program currently due to 3 Very Low-Income Tenants becoming Low Income Tenants. We are 100% occupied and will be moving in only VLI's at our next vacancies until we get back in compliance.

Hunnington is in compliance with the requirements for the Affordable Housing Program.

Picadilly is in compliance with the requirements for the Affordable Housing Program

Raintree is in compliance with the requirements for the Affordable Housing Program

South Terrace Apartments Waco LP Board Report for October 2022

Occupancy

	Total Units	Vacant Units	Percentage Occupied
South Terrace	250	78	69%

Rent Collections

	Monthly Budget Rent	Rent Due	Rent Collected	Percentage Collected
South Terrace	\$52,084.00	\$52,084.00	\$37,743.82	72%

Administration

South Terrace is continuing the process for RAD conversion.

0 Evictions filed in court. Per Janet, not filing in court because we must be 100% occupied by the end of construction.

Housing Operations Monthly Report

October 2022

Public Housing Report

Staff

Total Employees – 09 Temporary Staff – 0

Waiting List Information

Total number of applicants on the waiting list – 1416

Processing phase which includes process unassigned, denial/appeal, verification required, and currently on list.

Notification for assistance mailed	08
No response to notification letters	3
Pending Notification letter/expiration date	0
Move-in letters issued	4
Units rejected by applicant	1
Total applicants not qualified	0

The orientation informs all applicants of eligibility and suitability and amenities offered by the Authority. It also informs the applicants of their responsibilities as a resident of our communities.

There was a total of (10) orientation letters emailed, (6) packets were mailed out from letter responses (2) received and in process of verifications, (8) no response, (9) completed.

Annual Re-Certifications

Community	Certifications	Completed	Remaining
Kate Ross	17	17	0
Estella Maxey	17	15	2
Total	34	32	2

We have completed 95% of certifications for this month. According to PIC submission we have reported 99.24 % certifications for dates through September 30, 2022.

Evictions

Community	Non-Payment	Lease Violation	One Strike
Kate Ross	0	0	0
Estella Maxey	2	0	0
South Terrace	0	0	0
Total	2	0	0

Percentage of Rent Collected

97% of the rent for October was collected, we did not meet our goal of 100%.

Last Quarterly Average was: 94% for July-August- September

Occupancy Percentage

The occupancy percentage for October was 82%; we did not meet our goal of 97%.

Last Quarterly Average was 82% for July-August- September

Maintenance Report

Staff

Total Employees – 13 regular employees, 2 Temporary Staff, 1 Vacant position Aide B Estella Maxey

Work Orders

Routine Work Orders

Community	Total	%Completed	Remaining
Kate Ross	75	71%	22
Estella Maxey	100	63%	37
Total	175	67%	59

Completing routine work orders within fifteen (15) days is our established annual goal. We presently have an average closing time of 1.93 days which is well above our goal.

Emergency Work Orders

	Amount Received	Amount Closed	Amount Remaining
Closed within 24 hours	54	54	0
Over 24 hours	0	0	0
Total	54	54	0

Completing all emergency work orders within twenty-four (24) hours is our established goal. We presently have completed all emergency work orders within the established goal.

October Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
151.80	91.40	24.00	267.20

Cumulative Average Unit Turn Around Time

Down Time	Make Ready Time	Lease-Up Time	Total Turnaround Time
123.64	67.30	20.74	213.36

Our annual cumulative goal is turning units in 20 days or less. Presently we have a cumulative turn-around time of 123, this puts us over by 103 days.

October Vacant Apartment Information

Vacancies	Leased	Total	Occupancy %
Kate Ross	247	286	86%
Estella Maxey	278	362	77%
Overall Occupancy	542	648	82%

Public Housing consists of 652 dwelling units, four are offline non-dwelling units used for administrative purposes.

Annual Inspections FY 21 - 22

Community	Total apts.	Units Inspected	Number of Annual Inspection Work Orders Y.T.D.
Kate Ross	288	288	288
Estella Maxey	362	362	362
Overall Occupancy	650	650	650

Fleet Vehicle Inspection

Total Vehicles Inspected (11) – Vehicle repaired N/A

Planned/Preventative Maintenance

Annual Inspections/HVAC Filter Changes Gas Meter Repair/Service/Pest Control (all sites)

Accident-free days by staff FY 2021/2022

Maintenance staff has accumulated 294 accidents free days with (71) loss time days for this fiscal year. Safety in the workplace is a priority. A morning safety briefing is conducted daily at the Maintenance including hands on training and video programs.

Expenditures

Monthly Budget	\$29,267.08
September 2022	\$35,050.00

Expenditures: The excessive dry fall has continued to cause water line breaks throughout EM and KR. There was also a collapsed sewer line at the rear of 1025 Dutton. Over 100 feet of sewer main was replaced.

Security Report for October 2022

CRIMINAL OFFENSES	ESTELLA MAXEY		KATE ROSS	
	MONTH	YTD	MONTH	YTD
HOMICIDE				
ROBBERY		1		
ASSAULTS				
Agg. Assault		4		3
Sexual Offense	1	1		
Simple Assault	2	19	1	19
Family Violence	2	19	1	14
BURGLARY				
Habitation	3	13		8
Auto			1	10
AUTO THEFTS/REC		1		1
ARSON				
Criminal Trespass		7		2
CRIMINAL MISCHIEFS		14	1	9
WEAPON VIOLATIONS				
DRUG ARREST				
Felony				
Misdemeanor				1
DRUGS CONFISCATED		3.2gr		
Pills				
HOUSING RELATED				
CALLS OF SERVICE				
Other Agency	17	172	10	123
Security	6	65	4	44
Assist				
INCIDENT REPORTS				
Other Agency	14	134	9	84
Security	6	45	5	37
Assist				
	189	189	145.25	145.25

Section 8 Board Report – October 2022

The Section 8 Department has leased a total of 2492 vouchers for income eligible families. The following is an account of vouchers leased by McLennan County, Hill County and Somervell County:

Waiting Lists and Vouchers Utilized

	Number of Applicants on the Waiting List	Number of Tenants
Waco	1421	2309
Hill County	0	163
Somervell County	0	20
Totals	1421	2492

The Waiting List is closed for McLennan County, Hill County and Somervell County.

There are **246 applicant families searching** for a place to live at this time.

Waco	221
Hill County	21
Somervell County	4
Total	246

Re-Certifications

Waco, Hill County, and Somervell County Offices are re-certifying annuals through September 2022.

Homeownership

The Homeownership Program is now assisting 12 families with mortgages.

VASH (Veteran Affairs Supportive Housing)

Number Pending (VA Referral/Orientation)	0
Number Searching in Waco	17
Number Passed/Pending Inspection	2
Number housed in Waco	57
Ineligible	195
Total	81%

Mainstream

Number Pending (Referral/Orientation)	7
Number Searching in Waco	5
Number Passed/Pending Inspection	2
Number Housed in Waco	73
Ineligible	61
Total	91%

EHV (Emergency Housing Vouchers)

Number Pending (Referral/Orientation)	0
Number Searching in Waco	3
Number Passed/Pending Inspection	1
Number housed in Waco	28
Ineligible	11
Total	78%

FYI (Foster Youth Initiative)

Number Pending (Referral/Orientation)	12
Number Searching in Waco	2
Number Passed/Pending Inspection	0
Number Housed in Waco	2
Ineligible	0
Total	8%

HUD Reports

There are no reports due at this time.

Staff

There are four vacancies at the McLennan County Office. There are no vacancies at Hill or Somervell County Offices.

Community Services October 2022 Report

Scheduled Activities for October

Children

Kate Ross	Estella Maxey	South Terrace
Kids Computer Lab (M-Th)	Kids Computer Lab (M-Th)	Working with community partners for more activities to schedule
Kidz Jam (Wed.)	Mosaic Waco (Saturdays)	
FBC Kids Club (Sat.)	Mentor Waco (Thursdays)	

Seniors

Kate Ross (Thursdays)	Estella Maxey (Wednesdays)	South Terrace (Tuesdays)
Bingo and Exercise	Fresh Start to a Healthier You	Bingo and Exercise (Tuesdays)
Fresh Start to a Healthier You	(Class through Tx. Agri-Life)	
	Coffee and Conversations	

- **Kids Computer Lab at Estella Maxey and Kate Ross** – Emphasis on literacy by having kids do 15-20 minutes of literacy focused computer games. Computer lab monitors also play educational game with kids.
- FSS Action plan approved by HUD
- National Night Out at Kate Ross
- Trunk or Treat at South Terrace

Upcoming Outreach Events

- Fall Festival at Estella Maxey in November
- FSS Recognition Reception December 14th
- Door Decorating Contest in December

October 2022 Family Self Sufficiency Program

Coordinator: Crystal Anthony, MSED. Causandra Foreman new FSS Coord.

Active Participants	Graduates	New Participants	Ports	Reinstated	Terms	Extensions	Homeowners
EM-4, KR-4= PH- 8 S8/RAD -57, VASH -0 *TOTAL- 69	1 S8 – QB	0	0	0	0	0	0

***Exclude** CS- counted on report -70

Note: Due to HUD’s New FSS Rules, FSS could not enroll new clients until new Action Plan was approved by HUD. Program was approved October 6th, but not received until October 19th. FSS Final Rule involves revamping the FSS Program.

FSS Advisory Board Meeting: Upcoming Advisory Board Meetings: December 14th. Advisory Board Member Leah Berry offered the opportunity to use the Goodwill for the FSS End of Year Celebration.

FSS Meetings: No meeting for the month.

2022 FSS Meetings: Upcoming meeting December 14th – FSS Appreciation event at Goodwill to honor past participants from 2020, 2021, and 2022 along with current participants.

FSS Orientation & Recruitment: FSS continue to send electronic and/or mail pre-enrollment application for potential clients as requested. Will continue working with IT regarding electronic documents and mass email for potential clients. Maintain recruiting efforts using FSS brochures during WHAA Community Service outreach/events, ground visits, Section 8 Orientation, and mail outs to potential clients.

Workshops/Conferences/Trainings: National FSS Conference - Compass Training; WHAA All Staff United Way; Virtual VAWA Training; Attended NeighborWorks Breakfast Banquet; Apricot

Referrals: Local employment opportunities including WHAA; NeighborWorks Homebuyer Education; Grassroots; Section 8 Homeownership Program; Waco Housing Stabilization Program; Consumer Financial Protection Bureau Guidebooks; Trunk or Treat; Credit Reporting; Local employment fairs; National Night Out; Waco Christian Women’s Corp; GED classes

Client’s Goal Accomplishments (all photos are in the weekly reports)

- S8 Client approved for Jr. League Loan (LB)
- S8 client completed program with total payout \$8,331.86 (QC)

Activities

- Action Plan was APPROVED by HUD
- Took lead and organized Trunk or Treat; partnership with Antioch Baptist Church to use parking lot
- Began planning End of Year Celebration and submitted budget
- HUD FSS NOFA for 2022 was submitted
- Continue training and orientation for new FSS Coordinator – CaSaundra Foreman
- Continue working with Finance regarding HUD FSS Program Final Rule regarding forfeiture account
- Continue working with IT regarding HUD FSS Program Final Rule
- Exercised with Seniors
- Participated National Night out
- Melvin & Yoli donated funds for Trunk or Treat
- Continue working with BU Intern
- Continue updating FSS Documents to reflect new FSS Final Rule

CaSaundra’s Hours		Crystal’s Hours	
Admin	30.0	Admin	42.0
Client Time	35.0	Client Time	30.0
Community Contact/Events	44.0	Community Contact/Events	44.0
Conference / Trainings	25.0	Conference / Trainings	20.0
Meetings	18.0	Meetings	13.0
Escrow	8.0	Escrow	11.0
Holiday	10.0	Holiday	10.0
Sick	0.0	Sick	0.0
Vacation	0.0	Vacation	0.0
TOTAL	170.0	TOTAL	170.0

SENIOR SERVICES: Briotony Porter, Resident Services Coordinator; LMSW

Hospital Visits	1	Nursing Home Visits	0	Mart Home Visits	0
Ground Visits	4	Attempted Home Visits	1	Misty Square Visits	0
Home Visits	3	Community Walk-In Assistance	6	Office Visits	13

13 Office visits at the KR Center included:

- Assisted walk-in client with housing questions and calling to obtain position on PH waitlist.
- Assisted walk-in client with PH application.
- Assisted previous tenant with attempting to request copy of ID card and updating SS info.
- Assisted previous tenant with contacting SS Office and provided bus pass.
- Assisted 2 residents with bus passes.
- Assisted 2 walk-in clients with questions about the HSS Program.
- Consulted with a resident about healthier decisions and obtaining his electric scooter.
- Consulted with walk-in client about PH waitlist being closed and housing options.
- Consulted with walk-in client about emergency housing vouchers, HSS Program, and PH waitlist.
- Consulted with walk-in about renting the South Terrace Youth Center.
- Assisted walk-in with housing and employment questions.
- Followed up with resident after being released from hospital.

Other SW activities:

National Night Out Preparation		
Meeting w/ Melissa regarding National Night Out		Elderly Services
National Night Out Event		October 2022
Senior Activities	Home Visits	9.50 hrs.
Monthly Calendar	Office Visits	18.50 hrs.
Preparation for Senior Activities	Ground Visits	6.50 hrs.
Weekly/Monthly Reports	Center Activities	21.50 hrs.
Caritas Senior Food Bags Pick-up/Distribution	Administration	27.50 hrs.
Staff Meeting		
Fire Safety Flyer		
United Way Day Meeting		
United Way Day		
NAHRO Conference – Great Wolf Lodge		
Trunk or Treat Event – South Terrace		

Agency Networking Contacts October 2022:

Caritas Food Pantry, Texas Health and Human Services 211, Salvation Army, MHMR, HOTWAGS, CRCG, HSS Program, HOT Independent Living, Area Agency on Aging, ADRC, McLennan Community College CREW Department, Waco Family Medicine, WISD Parent/Community Specialists, HHSC Community Partner, Hewitt City Hall, Waco-McLennan County Health Department, H-E-B Pharmacy,

YOUTH SERVICES: Al Davis, Coordinator - October, 2022

Counseling	19	WISD Visits (4 hours)	16
Home Visits	23	Girl Scouts Meeting	
Personal Contacts	27	YMCA	0
Phone Contacts	41	Voice Inc.	2
Community Advisory Council (Carver Afterschool Program)		College Prep Program Methodist Home	1
College Tour	1	Staff Meetings	4
Acts Church	2	Teen Court (2 hours)	3
Juvenile Probation (4 hrs.)	2	Juvenile Court (3 hours)	2
Community Serv. Total	4	Truancy Court (2 hours)	12

- Update office files and reports.
- Meetings – Mission Waco – Conference Calls – (2)
- Meetings – Starry Counseling Service – conference calls – (1)
- Meetings – WISD Truancy – (11) – Conference Calls – (9) – (Court Liaison (Ve’ Dukes)
- Clients Calls – South Terrace – (13)
- Client Calls – Estella Maxey – (35)
- Client Calls – Kate Ross – (22)
- Mission Waco (King’s Club) – serviced 26 youth for activities (KR Community Center Site)
- Meeting – Mentoring Waco (New Collaboration) – Provide Youth related activities and Educational endeavors for our PH residents. (Average about 26 youth per session)
- Meeting – Starry Counseling Service (Conference call – 2)
- Transformation Waco Schools – (Truancy Court is no longer Virtual for now) J.H. Hines cases filed (4) Carver Middle School cases files to court – (10).. Covid regulations are still affecting speed of processing cases, however there is more flexibility and cases are being processed faster. Truant officers and PCL are trying to exhaust every effort before turning in names for Truancy Court.
- WISD Credit Recovery Program will have (2) PH students to Graduate (self paced for December)
- Attended meetings with WISD Case Specialist and Truancy (PCL) at J.H. Hines Elementary
- Attended Case Specialist meeting with (SL) and (PG) Behavior Specialist at Indian Springs/Carver Middle School
- Mentor Waco – Recruiting more students for Fall program, (more PH students in EM)
- Meeting – (Training Zoom) – Domestic and Women’s Violence
- Community Outreach Event – National Night Out (Kate Ross Center)
- Community Outreach Event – Trunk or Treat (South Terrace & Gurley St. (Antioch Bapt. Church
- Attended Youth Summit Program meeting – making decisions and plans for Fall and Spring Rally (which would include PH youth) – (Rally was held in August with PH youth invited and attended.
- Attended Resident Council meeting
- Administrative hrs. (63)

Transportation Services: 88 trips

October 2022 Resident Monthly Report

South Terrace:

- Meeting was held with 3 residents present.
- Nina with ST management was present and said she would be attending the meetings.

Kate Ross:

- Meeting was held with only 2 residents present. Tanya suggested that residents present to please attend the board meeting at Kate Ross in November.

Estella Maxey:

- Meeting was held with no residents present.
- Joey suggested we changed the time of the meeting to see if residents would attend. I suggested if we do that we should wait until the New Year.
- Mr. Mack also suggested we should change the time but also suggested we wait until the New Year and we could have it in the minutes.

Other:

- Met with Mrs. Smith of Allergan wanting to adopt a family for Christmas. She informed me that she retired from Allergan but she would like to continue to assist a family for the Holiday's
- I tried contacting West Elementary concerning after school tutoring with no reply. I reached out to Weeks the previous Principal to see if he could contact someone at the school. He did respond and said the counselor should be reaching out to me.

Bereavement:

Sick:

HOLIDAY: 10

Vacation:

HV:40

C/S: 50

ADMIN: 45

MEETINGS: 25

National Night Out:



Exercise w/ Leonard:



Senior Picnic in Cameron Park:



Trunk or Treat – South Terrace:







November 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Fire Safety Training (ST) – 10A Exercise w/ Kathy (ST) – 11A Computer Lab @ EM/KR – 3:30-5:30P	2 Fire Safety Training (EM) – 10A Exercise w/ Kathy (EM) – 11A Computer Lab @ EM/KR – 3:30-5:30P	3 Fire Safety Training (KR) – 10A Exercise w/ Kathy (KR) – 11A Computer Lab @ EM/KR – 3:30-5:30P	4	5 Fall Family Dinner by Mosaic Estella Maxey 4-6:30 pm
6	7 Computer Lab @ EM/KR – 3:30-5:30P Mentor Waco (EM) – 7-8P	8 Election Day Jacob Lentz (ST) – 10A Exercise w/ Kathy (ST) – 11A Computer Lab @ EM/KR – 3:30-5:30P	9 Social Hour & Coffee (EM) – 10A Exercise w/ Kathy (EM) – 11A Computer Lab @ EM/KR – 3:30-5:30P	10 Board Meeting w/ Residents at Kate Ross Community Center – 12:00P Computer Lab @ EM/KR – 3:30-5:30P	11	12
13	14 Offices Closed	15 Reminiscing Activity w Autumn (ST) – 10A Exercise w/ Kathy (ST) – 11A Computer Lab @ EM/KR – 3:30-5:30P	16 Lydia T. w/ CWJC (EM) – 10A Exercise w/ Kathy (EM) – 11A Computer Lab @ EM/KR – 3:30-5:30P	17 Crafting w/ Melissa (KR) – 10A Exercise w/ Kathy (KR) – 11A Computer Lab @ EM/KR – 3:30-5:30P	18	19
20	21 Computer Lab @ EM/KR – 3:30-5:30P Mentor Waco (EM) – 7-8P	22 Jacob Lentz (ST) – 10A Exercise w/ Kathy (ST) – 11A Computer Lab @ EM/KR – 3:30-5:30P	23 Social Hour & Coffee (EM) – 10A Exercise w/ Kathy (EM) – 11A Computer Lab @ EM/KR – 3:30-5:30P	24 Thanksgiving  Holiday	25	26
27	28 Computer Lab @ EM/KR – 3:30-5:30P	29 Bingo w/ Pamela B. (ST) – 10A Exercise w/ Kathy (ST) – 11A Computer Lab @ EM/KR – 3:30-5:30P	30 Bingo w/ Briotony (EM) – 10A Exercise w/ Kathy (EM) – 11A Computer Lab @ EM/KR – 3:30-5:30P	<ul style="list-style-type: none"> • ST – South Terrace • EM – Estella Maxey • KR – Kate Ross <p>All Senior activities start at 10:00AM at the scheduled site.</p>		

Summary of Financial Statements

September 30, 2022

Public Housing

Central Office Cost Center (COCC)

- Staff Training – President/CEO, VP of Operations, Director of Admin & IT and Network/Systems Administrator will attend the TX NAHRO in October, and registration total is \$2,058. Finance Sr. Accountant will attend BDO's seminar: Hot Topics PH, HCV & RAD Accounting. Registration total cost is \$1,100.
- Travel – This line item is over budget \$5,300 for staff travel to NAHRO Conference in San Diego, TX NAHRO and Ft. Myers, FL for BDO Accounting training.

Kate Ross (KR)

- Dwelling Rental – Occupancy is 86% for the month of September.
- Travel – Expense is over budget, since two Commissioners and two Directors attended the 2022 NAHRO National Conference in San Diego, CA. This expense is shared with Estella Maxey.
- Materials – Expense is over budget \$11,800 for the purchase of 10 refrigerators and 10 gas stoves.
- Contract Cost – Building repair contract is over budget \$32,000 for miscellaneous repairs in three units.

Estella Maxey (EM)

- Dwelling Rental – Occupancy is 77%; consequently, rental income is under budget \$15,500.
- Administrative Salaries – Expense is under budget \$6,700 for the Asst. Manager vacant position.
- Materials – Expense is over budget \$8,875 for the purchase of five refrigerators and 10 gas stoves.
- Contract Cost – Miscellaneous contract is higher than budgeted for street repairs \$3,450. Grounds contract is over budget \$23,900 for the removal of eight trees near power lines and buildings. Plumbing contract is over budget \$7,000 for water leaks repairs.

Section 8 - Admin

- Administrative Salaries – The expense was under budget \$14,200 for the five Section 8 Counselor vacant positions.
- Sundry – Expense is over budget for the purchase of nine document scanners for a total of \$6,790.

Section 8 – HAP Reserves

- The Housing Choice Voucher Program total HAP reserve is \$3,455,103.
- Demolition/Disposition – South Terrace total HAP reserve is \$482,640.
- PBV RAD – South Terrace total HAP reserve is \$53,000.
- Grandview Demolition total HAP reserve is \$202,223.
- Foster Youth Initiative total HAP reserve is \$46,915.
- Mainstream Voucher Program total HAP reserve is \$315,549.
- Emergency Housing Voucher total HAP reserves is \$169,833.

Non-Profits

Raintree

- Labor, Employee Benefit Payments- This is under budget due to a vacancy in the Lead Maintenance position. This affects Picadilly as well since this is normally a split expense.
- Material- Several appliances were replaced totaling \$5,338 for the month which goes over the budgeted amount.
- Contract Cost- Maintenance temporary labor contributed to the budget overage for the month. Also, concrete landing and stair repairs were done with a combined cost of \$5,693 and carpet replacements exceeded the monthly budget by \$2,923.

Cimmaron

- There were no out of the ordinary income or expense amounts for Cimmaron for the month of September.

Hunnington

- Material- A couple of condenser units and evaporator coils were replaced in the total amount of \$2,731.
- Contract Cost- A stair repair was completed costing \$1,264; a sewer line repair was made for \$2,800; lastly, a couple of water extractions were done for \$865.

Misty

- There were no out of the ordinary income or expense amounts for Misty for the month of September.

Picadilly

- Contract Cost- This is over the monthly budget due to a tub resurface for \$540, a carpet replacement for \$1,646, and two water extractions for \$500.

WPFC II

- Interest Income- Funds continue to earn interest in the checking account.

Waco Housing Authority & Affiliates Consolidated Financial Report-Sept September 2022

	Central Cost Center	Estella Maxey	Kate Ross	HCV	Raintree	Cimmaron	Hunnington	Picadilly	Misty Square	Total
Income										
Dwelling rental		66,182.47	60,266.28		95,702.55	50,737.67	35,140.00	4,475.00	8,480.00	320,983.97
Excess Utilities		12,006.64	9,699.61							21,706.25
Non-Dwelling Rental		-	(66,000.00)							(66,000.00)
Total Rental Income	-	78,189.11	3,965.89	-	95,702.55	50,737.67	35,140.00	4,475.00	8,480.00	276,690.22
Mgmt. & Admin. Fees Rev.	136,817.10	8,500.16	6,205.55	150,074.00						301,596.81
Donations to Scholarship Fd.					2.91					2.91
CFP Tranf In-site Expenses		33,336.77	44,362.16							77,698.93
Proceeds Insurance Claims				2,684.75						2,684.75
Interest on Investments	1,095.18	3,318.04	4,255.92		1,498.76	835.31	502.28	363.92	151.93	12,021.34
Other Income		5,865.01	64,670.31	2,945.00	3,380.80	2,571.68	45.00	667.96	0.87	80,146.63
Operating Transfer In		7,897.96	6,205.55							14,103.51
HUD Contributions		134,777.48	98,529.27							233,306.75
Total Operating Income	137,912.28	193,695.42	224,228.76	155,703.75	4,882.47	3,406.99	547.28	1,031.88	152.80	721,561.63
Total Income	137,912.28	271,884.53	228,194.65	155,703.75	100,585.02	54,144.66	35,687.28	5,506.88	8,632.80	998,251.85
Expenses										
Administrative Salaries	91,474.01	17,345.17	16,952.04	54,758.13	6,865.24	4,508.76	2,889.07	271.19	721.72	195,785.33
Legal		106.16		212.34	576.00			24.00		918.50
Staff Training & Travel	9,206.48	2,955.33	2,333.49	729.25						15,224.55
Sundry	7,647.04	17,789.10	11,712.89	16,943.13	3,219.58	1,538.97	896.19	106.26	237.31	60,090.47
Mgmt. & Bkpg. Fees Exp.		30,319.16	25,602.35	28,514.06	24,882.66	13,191.79	9,136.40	492.25	932.80	133,071.47
Total Admin. Expenses	108,327.53	68,514.92	56,600.77	101,156.91	35,543.48	19,239.52	12,921.66	893.70	1,891.83	405,090.32
Total Tenant Serv. Expenses	-	13,682.16	10,906.80							24,588.96
Total Utility Expenses	1,972.93	53,016.72	40,764.14	770.19	13,660.43	7,422.63	4,528.57	146.52	894.87	123,177.00
Labor		23,811.57	11,708.49		5,487.09	5,406.87	3,225.15	228.65	853.69	50,721.51
Materials	614.26	17,244.07	16,302.32	444.34	7,332.58	2,743.31	4,107.15	8.39	96.76	48,893.18
Contract Costs	2,867.66	67,070.67	54,472.23	1,988.76	19,945.97	5,692.33	7,363.50	3,068.14	644.16	163,113.42
Total Maint & Operations	3,481.92	108,126.31	82,483.04	2,433.10	32,765.64	13,842.51	14,695.80	3,305.18	1,594.61	262,728.11
Employee Benefits	28,219.08	15,943.37	15,171.19	18,129.18	4,548.12	4,332.23	2,599.46	188.37	684.76	89,815.76
Insurance	516.88	5,243.58	8,242.79	463.66	3,686.38	2,092.34	886.55	144.87	235.66	21,512.71
Administrative Fees				2,740.06						2,740.06
Collection Losses		7,632.35	(10,563.01)		144.28			667.96		(2,118.42)
Scholarships Awarded					(200.00)					(200.00)
Non-Routine Exp (non apt exp)	658.78			193.40	297.33	100.23				1,249.74
Disposition of Nonexp. Equip.	(219.26)	(219.26)	(219.26)	(219.26)	(210.49)	(124.97)	(74.55)	(8.77)	(19.73)	(1,315.55)
Depreciation Expense					14,038.49	7,704.16	5,213.97	272.61	2,678.58	29,907.81
Total General Expenses	29,175.48	28,600.04	12,631.71	21,307.04	22,304.11	14,103.99	8,625.43	1,265.04	3,579.27	141,592.11
Total Expenses	142,957.86	271,940.15	203,386.46	125,667.24	104,273.66	54,608.65	40,771.46	5,610.44	7,960.58	957,176.50
Profit/Loss	(5,045.58)	(55.62)	24,808.19	30,036.51	(3,688.64)	(463.99)	(5,084.18)	(103.56)	672.22	41,075.35

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3190 Non-Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3430 Mart Management Fees	\$ 27,000.00	\$ 27,000.00	\$ 2,183.64	\$ 25,924.98	\$ (1,075.02)
3440 Mgmt./Adm.Fees fr.Non-Profits	\$ 572,400.00	\$ 572,400.00	\$ 48,635.90	\$ 583,353.72	\$ 10,953.72
3450 Asset Management Fee fr.Sites	\$ 549,770.00	\$ 549,770.00	\$ 41,818.00	\$ 524,854.93	\$ (24,915.07)
3460 Mgmt./Adm.Fees fr.Sect.8	\$ 327,800.00	\$ 327,800.00	\$ 30,076.05	\$ 366,895.07	\$ 39,095.07
3470 Mgmt./Adm.Fees fr.CFP	\$ 177,880.00	\$ 177,880.00	\$ 14,103.51	\$ 193,284.91	\$ 15,404.91
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ 1,005.34	\$ 1,005.34
3610 Interest on Investments	\$ 7,600.00	\$ 7,600.00	\$ 1,095.18	\$ 8,435.53	\$ 835.53
3650 Interest Inc.-Mortgages	\$ -	\$ -	\$ -	\$ -	\$ -
3690 Other Income	\$ 100.00	\$ 100.00	\$ -	\$ 2,634.10	\$ 2,534.10
9110.010 Oth.Inc.-Transfer from CFP	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 1,662,550.00	\$ 1,662,550.00	\$ 137,912.28	\$ 1,706,388.58	\$ 43,838.58
EXPENSES					
4110 Administrative Salaries	\$ 1,170,900.00	\$ 1,170,900.00	\$ 91,474.01	\$ 1,143,528.47	\$ (27,371.53)
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 2,400.00	\$ 2,400.00	\$ -	\$ 3,589.25	\$ 1,189.25
4140 Staff Training	\$ 11,945.00	\$ 11,945.00	\$ 3,914.17	\$ 17,389.28	\$ 5,444.28
4150 Travel Convention & Meetings	\$ 20,950.00	\$ 20,950.00	\$ 5,292.31	\$ 9,129.80	\$ (11,820.20)
4171 Auditing Fees	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,189.12	\$ 189.12
4190 Sundry	\$ 88,520.00	\$ 88,520.00	\$ 7,647.04	\$ 159,409.25	\$ 70,889.25
Total Admin Expense	\$ 1,295,715.00	\$ 1,295,715.00	\$ 108,327.53	\$ 1,334,235.17	\$ 38,520.17
4310 Water	\$ 8,900.00	\$ 8,900.00	\$ 248.71	\$ 5,470.61	\$ (3,429.39)
4320 Electricity	\$ 14,400.00	\$ 14,400.00	\$ 1,397.60	\$ 16,231.49	\$ 1,831.49
4330 Gas	\$ 1,800.00	\$ 1,800.00	\$ 75.24	\$ 1,956.61	\$ 156.61
4390 Sewer	\$ 980.00	\$ 980.00	\$ 251.38	\$ 2,795.19	\$ 1,815.19
Total Utility Expense	\$ 26,080.00	\$ 26,080.00	\$ 1,972.93	\$ 26,453.90	\$ 373.90
4420 Material	\$ 4,100.00	\$ 4,100.00	\$ 614.26	\$ 5,482.40	\$ 1,382.40
4430 Contract Cost	\$ 40,600.00	\$ 40,600.00	\$ 2,867.66	\$ 47,606.29	\$ 7,006.29
Total Ordinary Maint. & Operation	\$ 44,700.00	\$ 44,700.00	\$ 3,481.92	\$ 53,088.69	\$ 8,388.69
4510.010 Workers Compensation	\$ 4,200.00	\$ 4,200.00	\$ 359.27	\$ 4,312.89	\$ 112.89
4510.040 Auto Insurance	\$ 1,900.00	\$ 1,900.00	\$ 141.53	\$ 1,698.36	\$ (201.64)
4510.070 Crime / Dishonesty	\$ 70.00	\$ 70.00	\$ 5.85	\$ 70.20	\$ 0.20
4510.090 Fire & Extend Coverage	\$ 100.00	\$ 100.00	\$ 10.23	\$ 122.76	\$ 22.76
4540 Employee Benefit Payments	\$ 317,130.00	\$ 317,130.00	\$ 28,219.08	\$ 319,198.96	\$ 2,068.96
4560 Postage Mach Lease Amortization	\$ -	\$ -	\$ 658.78	\$ 3,740.38	\$ 3,740.38
4570 FSS Jr League Loan Write-Off	\$ -	\$ -	\$ -	\$ (0.01)	\$ (0.01)
4585.020 Interest on Lease Payable	\$ -	\$ -	\$ -	\$ 475.23	\$ 475.23
Total General Expenses	\$ 323,400.00	\$ 323,400.00	\$ 29,394.74	\$ 329,618.77	\$ 6,218.77
Total Routine Expenses	\$ 1,689,895.00	\$ 1,689,895.00	\$ 143,177.12	\$ 1,743,396.53	\$ 53,501.53
EXPENSES					
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ (219.26)	\$ (219.26)	\$ (219.26)
Total Capital Expenses	\$ -	\$ -	\$ (219.26)	\$ (219.26)	\$ (219.26)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 27,345.00	\$ 27,345.00	\$ 5,045.58	\$ 36,788.69	\$ 9,443.69
Residual Receipts (Profit/Loss)	\$ (27,345.00)	\$ (27,345.00)	\$ (5,045.58)	\$ (36,788.69)	\$ (9,443.69)

Kate Ross

Estella Maxey

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under		Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME											
Dwelling Rental	\$ 706,700.00	\$ 706,700.00	\$ 60,266.28	\$ 733,126.40	\$ 26,426.40	\$	\$ 980,000.00	\$ 980,000.00	\$ 66,182.47	\$ 856,989.19	\$ (123,010.81)
Excess Utilities	\$ 63,400.00	\$ 63,400.00	\$ 9,699.61	\$ 100,077.42	\$ 36,677.42	\$	\$ 86,400.00	\$ 86,400.00	\$ 12,006.64	\$ 116,265.28	\$ 29,865.28
Non-Dwelling Rental	\$ 72,000.00	\$ 72,000.00	\$ (66,000.00)	\$ -	\$ (72,000.00)	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ 842,100.00	\$ 842,100.00	\$ 3,965.89	\$ 833,203.82	\$ (8,896.18)	\$	\$ 1,066,400.00	\$ 1,066,400.00	\$ 78,189.11	\$ 973,254.47	\$ (93,145.53)
Management Fee from CFP	\$ 78,270.00	\$ 78,270.00	\$ 6,205.55	\$ 87,005.79	\$ 8,735.79	\$	\$ 99,610.00	\$ 99,610.00	\$ 8,500.16	\$ 106,279.12	\$ 6,669.12
CFP Trnsf. In-Site Expenses	\$ 81,950.00	\$ 81,950.00	\$ 44,362.16	\$ 226,919.74	\$ 144,969.74	\$	\$ 74,680.00	\$ 74,680.00	\$ 33,336.77	\$ 232,183.10	\$ 157,503.10
Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ 32,025.03	\$ 32,025.03	\$	\$ -	\$ -	\$ -	\$ 28,697.46	\$ 28,697.46
Interest on Investments	\$ 24,400.00	\$ 24,400.00	\$ 4,255.92	\$ 27,215.29	\$ 2,815.29	\$	\$ 34,500.00	\$ 34,500.00	\$ 3,318.04	\$ 36,769.88	\$ 2,269.88
Jr. League Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 41,810.00	\$ 41,810.00	\$ 64,670.31	\$ 126,032.09	\$ 84,222.09	\$	\$ 49,330.00	\$ 49,330.00	\$ 5,865.01	\$ 71,577.21	\$ 22,247.21
Other Income-FSS Forfeitures	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ 236.72	\$ 236.72
Other Income-Time Warner Cable	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 7,433.38	\$ 2,433.38	\$	\$ 7,900.00	\$ 7,900.00	\$ -	\$ 9,298.68	\$ 1,398.68
Operating Transfer In (1406)	\$ 74,470.00	\$ 74,470.00	\$ 6,205.55	\$ 91,618.07	\$ 17,148.07	\$	\$ 94,780.00	\$ 94,780.00	\$ 7,897.96	\$ 125,703.78	\$ 30,923.78
Total Operating Income	\$ 305,900.00	\$ 305,900.00	\$ 125,699.49	\$ 598,249.39	\$ 292,349.39	\$	\$ 360,800.00	\$ 360,800.00	\$ 58,917.94	\$ 610,745.95	\$ 249,945.95
Total HUD Contributions	\$ 1,155,400.00	\$ 1,155,400.00	\$ 98,529.27	\$ 1,151,176.81	\$ (4,223.19)	\$	\$ 1,544,700.00	\$ 1,544,700.00	\$ 134,777.48	\$ 1,561,375.24	\$ 16,675.24
Total Income	\$ 2,303,400.00	\$ 2,303,400.00	\$ 228,194.65	\$ 2,582,630.02	\$ 279,230.02	\$	\$ 2,971,900.00	\$ 2,971,900.00	\$ 271,884.53	\$ 3,145,375.66	\$ 173,475.66
EXPENSES											
Administrative Salaries	\$ 215,400.00	\$ 215,400.00	\$ 16,952.04	\$ 206,691.85	\$ (8,708.15)	\$	\$ 288,700.00	\$ 288,700.00	\$ 17,345.17	\$ 248,276.33	\$ (40,423.67)
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Expense	\$ 100.00	\$ 100.00	\$ -	\$ 684.53	\$ 584.53	\$	\$ 300.00	\$ 300.00	\$ 106.16	\$ 3,830.37	\$ 3,530.37
Staff Training	\$ 3,100.00	\$ 3,100.00	\$ 228.00	\$ 4,260.48	\$ 1,160.48	\$	\$ 3,900.00	\$ 3,900.00	\$ 288.00	\$ 6,626.70	\$ 2,726.70
Travel & Conventions	\$ 5,800.00	\$ 5,800.00	\$ 2,105.49	\$ 2,625.09	\$ (3,174.91)	\$	\$ 2,500.00	\$ 2,500.00	\$ 2,667.33	\$ 3,318.47	\$ 818.47
Audit Fees	\$ 3,400.00	\$ 3,400.00	\$ -	\$ 4,024.51	\$ 624.51	\$	\$ 4,200.00	\$ 4,200.00	\$ -	\$ 5,032.01	\$ 832.01
Sundry	\$ 107,060.00	\$ 107,060.00	\$ 11,712.89	\$ 133,283.40	\$ 26,223.40	\$	\$ 94,245.00	\$ 94,245.00	\$ 17,789.10	\$ 140,884.27	\$ 46,639.27
Management Fees	\$ 320,950.00	\$ 320,950.00	\$ 25,602.35	\$ 330,304.09	\$ 9,354.09	\$	\$ 406,710.00	\$ 406,710.00	\$ 30,319.16	\$ 387,835.75	\$ (18,874.25)
Total Admin Expense	\$ 655,810.00	\$ 655,810.00	\$ 56,600.77	\$ 681,873.95	\$ 26,063.95	\$	\$ 800,555.00	\$ 800,555.00	\$ 68,514.92	\$ 795,803.90	\$ (4,751.10)
Tenant Services Salaries	\$ 161,300.00	\$ 161,300.00	\$ 9,995.71	\$ 107,243.88	\$ (54,056.12)	\$	\$ 205,300.00	\$ 205,300.00	\$ 12,494.58	\$ 134,054.43	\$ (71,245.57)
Tenant Services-Recr., Etc.	\$ 8,150.00	\$ 8,150.00	\$ 911.09	\$ 16,365.56	\$ 8,215.56	\$	\$ 8,700.00	\$ 8,700.00	\$ 1,187.58	\$ 17,788.99	\$ 9,088.99
Resident Council	\$ 2,250.00	\$ 2,250.00	\$ -	\$ 627.82	\$ (1,622.18)	\$	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 634.78	\$ (1,865.22)
Ten. Serv. Contr., Train., Spec. Needs	\$ 20.00	\$ 20.00	\$ -	\$ 3,651.70	\$ 3,631.70	\$	\$ 20.00	\$ 20.00	\$ -	\$ 4,855.88	\$ 4,835.88
Total Tenant Expense	\$ 171,720.00	\$ 171,720.00	\$ 10,906.80	\$ 127,888.96	\$ (43,831.04)	\$	\$ 216,520.00	\$ 216,520.00	\$ 13,682.16	\$ 157,334.08	\$ (59,185.92)
EXPENSES											
Water	\$ 75,600.00	\$ 75,600.00	\$ 7,544.33	\$ 94,340.46	\$ 18,740.46	\$	\$ 117,000.00	\$ 117,000.00	\$ 8,932.63	\$ 116,918.89	\$ (81.11)
Electricity	\$ 148,900.00	\$ 148,900.00	\$ 17,639.46	\$ 181,084.91	\$ 32,184.91	\$	\$ 190,500.00	\$ 190,500.00	\$ 22,006.72	\$ 215,617.33	\$ 25,117.33
Gas	\$ 67,200.00	\$ 67,200.00	\$ 4,749.60	\$ 103,420.16	\$ 36,220.16	\$	\$ 92,700.00	\$ 92,700.00	\$ 8,707.17	\$ 143,682.78	\$ 50,982.78
Other Utility Expense	\$ 100,500.00	\$ 100,500.00	\$ 10,830.75	\$ 127,436.49	\$ 26,936.49	\$	\$ 175,700.00	\$ 175,700.00	\$ 13,370.20	\$ 177,800.49	\$ 2,100.49
Total Utility Expense	\$ 392,200.00	\$ 392,200.00	\$ 40,764.14	\$ 506,282.02	\$ 114,082.02	\$	\$ 575,900.00	\$ 575,900.00	\$ 53,016.72	\$ 654,019.49	\$ 78,119.49
Labor	\$ 282,100.00	\$ 282,100.00	\$ 11,708.49	\$ 181,283.55	\$ (100,816.45)	\$	\$ 282,500.00	\$ 282,500.00	\$ 23,811.57	\$ 217,294.42	\$ (65,205.58)
Material	\$ 79,070.00	\$ 79,070.00	\$ 16,302.32	\$ 101,165.93	\$ 22,095.93	\$	\$ 72,775.00	\$ 72,775.00	\$ 17,244.07	\$ 92,671.16	\$ 19,896.16
Contract Cost	\$ 214,960.00	\$ 214,960.00	\$ 48,638.63	\$ 432,434.36	\$ 217,474.36	\$	\$ 288,000.00	\$ 288,000.00	\$ 59,256.35	\$ 508,954.77	\$ 220,954.77
Total Ordinary Maint. & Operation	\$ 576,130.00	\$ 576,130.00	\$ 76,649.44	\$ 714,883.84	\$ 138,753.84	\$	\$ 643,275.00	\$ 643,275.00	\$ 100,311.99	\$ 818,920.35	\$ 175,645.35
Protective Services Contract	\$ 85,800.00	\$ 85,800.00	\$ 5,833.60	\$ 76,218.31	\$ (9,581.69)	\$	\$ 89,500.00	\$ 89,500.00	\$ 7,814.32	\$ 90,384.17	\$ 884.17
Total Protective Services	\$ 85,800.00	\$ 85,800.00	\$ 5,833.60	\$ 76,218.31	\$ (9,581.69)	\$	\$ 89,500.00	\$ 89,500.00	\$ 7,814.32	\$ 90,384.17	\$ 884.17
Insurance	\$ 68,570.00	\$ 68,570.00	\$ 8,242.79	\$ 98,168.54	\$ 29,598.54	\$	\$ 67,970.00	\$ 67,970.00	\$ 5,243.58	\$ 62,925.05	\$ (5,044.95)
Payment in Lieu of Taxes (PILOT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Benefit Payments	\$ 289,350.00	\$ 289,350.00	\$ 15,171.19	\$ 175,884.75	\$ (113,465.25)	\$	\$ 317,880.00	\$ 317,880.00	\$ 15,943.37	\$ 195,830.98	\$ (122,049.02)
Collection Losses	\$ 34,520.00	\$ 34,520.00	\$ (10,563.01)	\$ 36,306.51	\$ 1,786.51	\$	\$ 42,800.00	\$ 42,800.00	\$ 7,632.35	\$ 58,948.62	\$ 16,148.62
Total General Expenses	\$ 392,440.00	\$ 392,440.00	\$ 12,850.97	\$ 310,359.80	\$ (82,080.20)	\$	\$ 428,650.00	\$ 428,650.00	\$ 28,819.30	\$ 317,704.65	\$ (110,945.35)
Total Routine Expenses	\$ 2,274,100.00	\$ 2,274,100.00	\$ 203,605.72	\$ 2,417,506.88	\$ 143,406.88	\$	\$ 2,754,400.00	\$ 2,754,400.00	\$ 272,159.41	\$ 2,834,166.64	\$ 79,766.64
EXPENSES											
Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ 45,000.00	\$ 45,000.00	\$	\$ -	\$ -	\$ -	\$ 19,957.18	\$ 19,957.18
Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ 16,457.60	\$ 16,457.60	\$	\$ -	\$ -	\$ -	\$ 17,829.08	\$ 17,829.08
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ 61,457.60	\$ 61,457.60	\$	\$ -	\$ -	\$ -	\$ 37,786.26	\$ 37,786.26
Total Operating Expenses	\$ 2,274,100.00	\$ 2,274,100.00	\$ 203,605.72	\$ 2,478,964.48	\$ 204,864.48	\$	\$ 2,754,400.00	\$ 2,754,400.00	\$ 272,159.41	\$ 2,871,952.90	\$ 117,552.90
G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ (219.26)	\$ (1,219.26)	\$ (1,219.26)	\$	\$ -	\$ -	\$ (219.26)	\$ (1,719.26)	\$ (1,719.26)
Total Capital Expenses	\$ -	\$ -	\$ (219.26)	\$ (1,219.26)	\$ (1,219.26)	\$	\$ -	\$ -	\$ (219.26)	\$ (1,719.26)	\$ (1,719.26)
Prior Yr Adj Affecting Residual Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -
RESIDUAL RECEIPTS											
Residual Receipts (Profit/Loss)	\$ 29,300.00	\$ 29,300.00	\$ 24,808.19	\$ 104,884.80	\$ 75,584.80	\$	\$ 217,500.00	\$ 217,500.00	\$ (55.62)	\$ 275,142.02	\$ 57,642.02

Section 8 Admin

Mainstream Admin

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					\$ 73,083.00
3410 Section 8 Admin Fees	\$ 1,725,000.00	\$ 1,725,000.00	\$ 150,074.00	\$ 1,798,083.00	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ 11,450.58
3610 Interest on on Admin Reserve	\$ 14,000.00	\$ 14,000.00	\$ 2,684.75	\$ 25,450.58	\$ 349,980.81
3690 Other Income	\$ -	\$ -	\$ 2,945.00	\$ 349,980.81	\$ 434,514.39
Total Admin Income	\$ 1,739,000.00	\$ 1,739,000.00	\$ 155,703.75	\$ 2,173,514.39	\$ -
EXPENSES					\$ (180,533.09)
4110 Administrative Salaries	\$ 827,700.00	\$ 827,700.00	\$ 54,758.13	\$ 647,166.91	\$ -
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ 4,863.34
4130 Legal Expense	\$ 750.00	\$ 750.00	\$ 212.34	\$ 5,613.34	\$ (10,781.61)
4140 Staff Training	\$ 14,000.00	\$ 14,000.00	\$ 300.00	\$ 3,218.39	\$ (1,529.75)
4150 Travel Convention & Meetings	\$ 2,000.00	\$ 2,000.00	\$ 429.25	\$ 470.25	\$ 1,171.60
4171 Auditing Fees	\$ 7,000.00	\$ 7,000.00	\$ -	\$ 8,171.60	\$ 328,724.64
4190 Sundry	\$ 166,000.00	\$ 166,000.00	\$ 16,943.13	\$ 494,724.64	\$ 27,056.67
4196 Management Fee	\$ 327,800.00	\$ 327,800.00	\$ 28,514.06	\$ 354,856.67	\$ 3,530.50
4220 Tenant Services Recreation	\$ -	\$ -	\$ -	\$ 3,530.50	\$ -
4250 Reichenbach Program Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
4260 FSS Donations Expense	\$ -	\$ -	\$ -	\$ -	\$ 172,502.30
Total Admin Expense	\$ 1,345,250.00	\$ 1,345,250.00	\$ 101,156.91	\$ 1,517,752.30	\$ (835.00)
4310 Water	\$ 2,700.00	\$ 2,700.00	\$ 139.76	\$ 1,865.00	\$ 583.16
4320 Electricity	\$ 4,100.00	\$ 4,100.00	\$ 426.87	\$ 4,683.16	\$ 333.92
4330 Gas	\$ 1,300.00	\$ 1,300.00	\$ 113.71	\$ 1,633.92	\$ 385.94
4390 Sewer	\$ 600.00	\$ 600.00	\$ 89.85	\$ 985.94	\$ 468.02
Total Utility Expense	\$ 8,700.00	\$ 8,700.00	\$ 770.19	\$ 9,168.02	\$ 1,840.64
4420 Material	\$ 1,820.00	\$ 1,820.00	\$ 444.34	\$ 3,660.64	\$ 10,129.26
4430 Contract Cost	\$ 22,565.00	\$ 22,565.00	\$ 1,988.76	\$ 32,694.26	\$ 11,969.90
Total Ordinary Maint. & Operation	\$ 24,385.00	\$ 24,385.00	\$ 2,433.10	\$ 36,354.90	\$ -
4510.010 Workers Compensation	\$ 3,000.00	\$ 3,000.00	\$ 253.86	\$ 3,048.41	\$ 48.41
4510.020 General Liability Insurance	\$ 400.00	\$ 400.00	\$ 2.29	\$ 27.48	\$ (372.52)
4510.040 Auto Insurance	\$ 2,200.00	\$ 2,200.00	\$ 180.23	\$ 2,162.76	\$ (37.24)
4510.050 Public Officials Liability -E&O	\$ 800.00	\$ 800.00	\$ 4.25	\$ 51.00	\$ (749.00)
4510.070 Crime / Dishonesty	\$ 70.00	\$ 70.00	\$ 5.85	\$ 70.20	\$ 0.20
4510.090 Fire & Extend Coverage	\$ 200.00	\$ 200.00	\$ 17.18	\$ 206.16	\$ 6.16
4540 Employee Benefit Payments	\$ 334,800.00	\$ 334,800.00	\$ 18,129.18	\$ 205,001.74	\$ (129,798.26)
4560 Postage Mach Lease Amortization	\$ -	\$ -	\$ 163.84	\$ 605.02	\$ 605.02
4585.020 Interest on Lease Payable	\$ -	\$ -	\$ 29.56	\$ 128.33	\$ 128.33
4590 Admin Fee	\$ 16,195.00	\$ 16,195.00	\$ 2,740.06	\$ 30,784.96	\$ 14,589.96
Total General Expenses	\$ 357,665.00	\$ 357,665.00	\$ 21,526.30	\$ 242,086.06	\$ (115,578.94)
Total Routine Expenses	\$ 1,736,000.00	\$ 1,736,000.00	\$ 125,886.50	\$ 1,805,361.28	\$ 69,361.28
EXPENSES					\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ (219.26)	\$ (219.26)	\$ (219.26)
Total Capital Expenses	\$ -	\$ -	\$ (219.26)	\$ (219.26)	\$ (219.26)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ (219.26)	\$ (219.26)	\$ (219.26)
Residual Receipts (Profit/Loss)	\$ 3,000.00	\$ 3,000.00	\$ 30,036.51	\$ 368,372.37	\$ 365,372.37

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3410 Mainstream Admin Fees	\$ -	\$ -	\$ 6,071.77	\$ 48,327.94	\$ 48,327.94
3610 Interest on on Admin Reserve	\$ -	\$ -	\$ -	\$ 4.45	\$ 4.45
3690.070 Misc. Other Income	\$ -	\$ -	\$ -	\$ 3,255.98	\$ 3,255.98
Total Admin Income	\$ -	\$ -	\$ 6,071.77	\$ 51,588.37	\$ 51,588.37
EXPENSES					\$ -
4110 Administrative Salaries	\$ -	\$ -	\$ 1,151.77	\$ 4,982.81	\$ 4,982.81
4171.000 Audit Fees	\$ -	\$ -	\$ -	\$ 218.76	\$ 218.76
4196 Admin Fees	\$ -	\$ -	\$ 1,137.91	\$ 9,044.38	\$ 9,044.38
4189/4190 Sundry	\$ -	\$ -	\$ 42.26	\$ 2,552.44	\$ 2,552.44
Total Admin Expenses	\$ -	\$ -	\$ 2,331.94	\$ 16,798.39	\$ 16,798.39
4540 Employee Benefit Payments	\$ -	\$ -	\$ 352.83	\$ 1,077.58	\$ 1,077.58
4590 Admin Fee	\$ -	\$ -	\$ 79.16	\$ 674.66	\$ 674.66
4431 Building Repair Contract	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Clean/Desinf Contr. Srvc	\$ -	\$ -	\$ -	\$ 2.88	\$ 2.88
Total General Expenses	\$ -	\$ -	\$ 431.99	\$ 1,755.12	\$ 1,755.12
Total Expenses	\$ -	\$ -	\$ 2,763.93	\$ 18,553.51	\$ 18,553.51
					\$ -
Residual Receipts (Profit/Loss)	\$ -	\$ -	\$ 3,307.84	\$ 33,034.86	\$ 33,034.86

Section 8 HAP

Mainstream HAP

	Current Period	YTD Budget	Over & Under
INCOME			
3610.000 Interest on HAP Reserve	\$ -	\$ -	\$ -
3610.030 Interest on VASH Reserve	\$ -	\$ -	\$ -
3690.000 Oth.Inc.-Fraud Recov.-HAP Resr.	\$ 2,945.00	\$ 28,043.22	\$ (28,043.22)
3690.020 Other Income FSS Forfeitures	\$ -	\$ 100.99	\$ (100.99)
3690.080 Oth Inc fr Adm for Overleasing	\$ -	\$ -	\$ -
8026.000 Contributions Earned- HAP	\$ 1,378,857.00	\$ 14,775,212.00	\$ (14,775,212.00)
8026.240 Contr. Earned HAP - Katrina	\$ -	\$ -	\$ -
8026.245 DVP Contributions Earned	\$ -	\$ -	\$ -
8026.400 Contrib Earned HAP Liberty-RAD	\$ -	\$ -	\$ -
8026.450 Contrib Earned HAP ST-RAD	\$ -	\$ 261,718.00	\$ (261,718.00)
8026.455 Contrib Earned HAP-ST Demolitto	\$ 6,661.00	\$ 195,967.00	\$ (195,967.00)
8026.456 Contib.S8HAP-Grandview Demo/Dis	\$ -	\$ 66,624.00	\$ (66,624.00)
8026.457 Contib. Earned S8 Foster Youth	\$ -	\$ 21,225.00	\$ (21,225.00)
8026.500 Contrib.-Vet.Affs.Supp.Hous.	\$ -	\$ -	\$ -
8026.800 Contributions Earned- Mainstrea	\$ -	\$ -	\$ -
TOTAL HAP INCOME	\$ 1,388,463.00	\$ 15,348,890.21	\$ (15,348,890.21)
EXPENSES			\$ -
4715.010 HAP Occupied Units	\$ 1,112,407.00	\$ 12,762,413.31	\$ (12,762,413.31)
4715.020 HAP Parkside Occ. Units	\$ 16,523.00	\$ 211,354.00	\$ (211,354.00)
4715.030 HAP Damages	\$ -	\$ -	\$ -
4715.040 HAP Tanglewood Occ. Units	\$ 282.00	\$ 8,840.00	\$ (8,840.00)
4715.070 HAP Portability - In	\$ -	\$ -	\$ -
4715.090 HAP - Portability - Out	\$ 59,041.46	\$ 635,148.40	\$ (635,148.40)
4715.100 HAP Parkside-Portability-Out	\$ 1,777.00	\$ 22,548.00	\$ (22,548.00)
4715.230 HAP Homeownership	\$ 5,210.00	\$ 56,199.00	\$ (56,199.00)
4715.240 HAP Katrina	\$ -	\$ -	\$ -
4715.245 HAP Disaster Vchr. Prog.	\$ -	\$ -	\$ -
4715.400 HAP Liberty-RAD	\$ 26,013.00	\$ 307,924.00	\$ (307,924.00)
4715.450 HAP ST-RAD	\$ 47,306.00	\$ 563,405.42	\$ (563,405.42)
4715.451 HAP Grandview-RAD	\$ 6,872.00	\$ 76,969.00	\$ (76,969.00)
4715.455 HAP ST Demolition/Disposition	\$ 28,468.00	\$ 148,567.00	\$ (148,567.00)
4715.500 HAP Vet.Affs.Support.Hous.	\$ 24,848.00	\$ 309,805.00	\$ (309,805.00)
4715.501 HAP - VASH - Portability - Out	\$ -	\$ -	\$ -
4715.800 HAP Mainstream	\$ -	\$ -	\$ -
4715.801 HAP Mainstream Port-Out	\$ -	\$ -	\$ -
4715.910 HAP Hill Co. Occ. Units	\$ 63,239.00	\$ 767,014.00	\$ (767,014.00)
4715.911 HAP Hillsboro Housing	\$ -	\$ -	\$ -
4715.925 HAP Somervell Co.	\$ 10,997.00	\$ 78,712.00	\$ (78,712.00)
4715.926 HAP Somervell Co. Port Out	\$ -	\$ -	\$ -
4715.990 HAP Hill Co. Portability	\$ 18,486.00	\$ 243,534.00	\$ (243,534.00)
4715.991 HAP Hillsboro Housing Port-Out	\$ -	\$ -	\$ -
4716.000 UAP Occupied Units	\$ 13,798.00	\$ 164,137.00	\$ (164,137.00)
4716.100 UAP Parkside Occ. Units	\$ 4.00	\$ 552.00	\$ (552.00)
4716.130 UAP Tanglewood Occ. Units	\$ -	\$ -	\$ -
4716.230 UAP Homeownership	\$ -	\$ 141.00	\$ (141.00)
4716.240 UAP Katrina	\$ -	\$ -	\$ -
4716.245 UAP Disaster Vchr. Prog.	\$ -	\$ -	\$ -
4716.400 UAP Liberty-RAD	\$ 497.00	\$ 5,925.00	\$ (5,925.00)
4716.450 UAP ST RAD	\$ -	\$ 319.00	\$ (319.00)
4716.455 UAP-ST Demolition/Disposition	\$ 383.00	\$ 2,425.00	\$ (2,425.00)
4716.500 UAP Vet.Affairs Support Hous.	\$ 209.00	\$ 1,672.00	\$ (1,672.00)
4716.800 UAP Mainstream	\$ -	\$ -	\$ -
4716.910 UAP Hill Co. Occ. Units	\$ 136.00	\$ 3,642.00	\$ (3,642.00)
4716.911 UAP Hillsboro Housing	\$ -	\$ -	\$ -
4716.925 UAP Somervell Co.	\$ 4.00	\$ 111.00	\$ (111.00)
4717.000 UAP - Portability - Out	\$ 863.00	\$ 17,218.52	\$ (17,218.52)
4717.100 UAP - Portability - In	\$ -	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 1,437,363.46	\$ 16,388,575.65	\$ (16,388,575.65)
			\$ -
RESIDUAL RECEIPTS (Profit/Loss)	\$ (48,900.46)	\$ (1,039,685.44)	\$ 1,039,685.44

	Current Period	YTD Budget	Over & Under
INCOME			
8026.800 Contr. Earned- Mainstream	\$ 31,092.00	\$ 371,050.00	\$ (371,050.00)
TOTAL HAP INCOME	\$ 31,092.00	\$ 371,050.00	\$ (371,050.00)
EXPENSES			\$ -
4715.090 HAP Mainstream Port-Out	\$ 1,890.00	\$ 14,869.36	\$ (14,869.36)
4715.800 HAP Mainstream	\$ 34,827.00	\$ 353,276.00	\$ (353,276.00)
4716.800 UAP Mainstream	\$ 4.00	\$ 1,443.00	\$ (1,443.00)
4716.801 UAP Mainstream Port-Out	\$ -	\$ -	\$ -
TOTAL HAP/UAP EXPENSE	\$ 36,721.00	\$ 369,588.36	\$ (369,588.36)
			\$ -
RESIDUAL RECEIPTS (Profit/Loss)	\$ (5,629.00)	\$ 1,461.64	\$ (1,461.64)

	Raintree					Cimmaron					Misty				
	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME															
3110 Dwelling Rental	\$ 1,130,700.00	\$ 1,130,700.00	\$ 95,702.55	\$ 1,152,576.58	\$ 21,876.58	\$ 598,600.00	\$ 598,600.00	\$ 50,737.67	\$ 610,248.81	\$ 11,648.81	\$ 98,700.00	\$ 98,700.00	\$ 8,480.00	\$ 100,265.16	\$ 1,565.16
Total Rental Income	\$ 1,130,700.00	\$ 1,130,700.00	\$ 95,702.55	\$ 1,152,576.58	\$ 21,876.58	\$ 598,600.00	\$ 598,600.00	\$ 50,737.67	\$ 610,248.81	\$ 11,648.81	\$ 98,700.00	\$ 98,700.00	\$ 8,480.00	\$ 100,265.16	\$ 1,565.16
3400 Donations to Scholarship Fd.	\$ -	\$ -	\$ 2.91	\$ 36.38	\$ 36.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ 752.19	\$ 752.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 13,500.00	\$ 13,500.00	\$ 1,498.76	\$ 13,093.95	\$ (406.05)	\$ 7,100.00	\$ 7,100.00	\$ 835.31	\$ 7,537.10	\$ 437.10	\$ 1,400.00	\$ 1,400.00	\$ 151.93	\$ 1,823.88	\$ 423.88
3690 Other Income	\$ 40,300.00	\$ 40,300.00	\$ 3,380.80	\$ 31,078.69	\$ (9,221.31)	\$ 21,900.00	\$ 21,900.00	\$ 2,571.68	\$ 28,014.15	\$ 6,114.15	\$ 2,700.00	\$ 2,700.00	\$ 0.87	\$ 3,113.05	\$ 413.05
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 53,800.00	\$ 53,800.00	\$ 4,882.47	\$ 44,961.21	\$ (8,838.79)	\$ 29,000.00	\$ 29,000.00	\$ 3,406.99	\$ 35,551.25	\$ 6,551.25	\$ 4,100.00	\$ 4,100.00	\$ 152.80	\$ 4,936.93	\$ 836.93
Total Income	\$ 1,184,500.00	\$ 1,184,500.00	\$ 100,585.02	\$ 1,197,537.79	\$ 13,037.79	\$ 627,600.00	\$ 627,600.00	\$ 54,144.66	\$ 645,800.06	\$ 18,200.06	\$ 102,800.00	\$ 102,800.00	\$ 8,632.80	\$ 105,202.09	\$ 2,402.09
EXPENSES															
4110 Administrative Salaries	\$ 85,375.00	\$ 85,375.00	\$ 6,865.24	\$ 85,432.22	\$ 57.22	\$ 53,460.00	\$ 53,460.00	\$ 4,508.76	\$ 54,401.62	\$ 941.62	\$ 7,790.00	\$ 7,790.00	\$ 721.72	\$ 10,181.67	\$ 2,391.67
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 906.50	\$ (1,593.50)	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ (1,000.00)	\$ 200.00	\$ 200.00	\$ -	\$ -	\$ (200.00)
4140 Staff Training & Convention	\$ 2,220.00	\$ 2,220.00	\$ 576.00	\$ 1,368.00	\$ (852.00)	\$ 910.00	\$ 910.00	\$ -	\$ 342.00	\$ (568.00)	\$ 120.00	\$ 120.00	\$ -	\$ 54.00	\$ (66.00)
4150 Travel	\$ 630.00	\$ 630.00	\$ -	\$ 270.72	\$ (359.28)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 3,250.00	\$ 3,250.00	\$ -	\$ 3,880.13	\$ 630.13	\$ 2,070.00	\$ 2,070.00	\$ -	\$ 2,472.98	\$ 402.98	\$ 280.00	\$ 280.00	\$ -	\$ 330.33	\$ 50.33
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 46,455.00	\$ 46,455.00	\$ 3,219.58	\$ 46,012.17	\$ (442.83)	\$ 23,860.00	\$ 23,860.00	\$ 1,538.97	\$ 24,940.92	\$ 1,080.92	\$ 3,595.00	\$ 3,595.00	\$ 237.31	\$ 3,047.14	\$ (547.86)
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 293,970.00	\$ 293,970.00	\$ 24,882.66	\$ 299,669.89	\$ 5,699.89	\$ 155,620.00	\$ 155,620.00	\$ 13,191.79	\$ 158,664.70	\$ 3,044.70	\$ 10,860.00	\$ 10,860.00	\$ 932.80	\$ 11,029.17	\$ 169.17
Total Admin Expense	\$ 434,400.00	\$ 434,400.00	\$ 35,543.48	\$ 437,539.63	\$ 3,139.63	\$ 236,920.00	\$ 236,920.00	\$ 19,239.52	\$ 240,822.22	\$ 3,902.22	\$ 22,845.00	\$ 22,845.00	\$ 1,891.83	\$ 24,642.31	\$ 1,797.31
4310 Water	\$ 54,450.00	\$ 54,450.00	\$ 6,793.31	\$ 56,295.36	\$ 1,845.36	\$ 44,290.00	\$ 44,290.00	\$ 4,499.04	\$ 39,781.77	\$ (4,508.23)	\$ 4,660.00	\$ 4,660.00	\$ 427.68	\$ 4,552.22	\$ (107.78)
4320 Electricity	\$ 15,310.00	\$ 15,310.00	\$ 1,205.50	\$ 14,069.43	\$ (1,240.57)	\$ 7,360.00	\$ 7,360.00	\$ 883.30	\$ 10,074.42	\$ 2,714.42	\$ 1,190.00	\$ 1,190.00	\$ 36.09	\$ 784.04	\$ (405.96)
4390 Sewer	\$ 54,510.00	\$ 54,510.00	\$ 5,661.62	\$ 63,964.97	\$ 9,454.97	\$ 24,510.00	\$ 24,510.00	\$ 2,040.29	\$ 22,807.60	\$ (1,702.40)	\$ 4,140.00	\$ 4,140.00	\$ 431.10	\$ 4,282.79	\$ 142.79
Total Utility Expense	\$ 124,270.00	\$ 124,270.00	\$ 13,660.43	\$ 134,329.76	\$ 10,059.76	\$ 76,160.00	\$ 76,160.00	\$ 7,422.63	\$ 72,663.79	\$ (3,496.21)	\$ 9,990.00	\$ 9,990.00	\$ 894.87	\$ 9,619.05	\$ (370.95)
4410 Labor	\$ 96,690.00	\$ 96,690.00	\$ 5,487.09	\$ 74,918.07	\$ (21,771.93)	\$ 63,040.00	\$ 63,040.00	\$ 5,406.87	\$ 64,999.83	\$ 1,959.83	\$ 9,900.00	\$ 9,900.00	\$ 853.69	\$ 10,262.91	\$ 362.91
4420 Material	\$ 55,590.00	\$ 55,590.00	\$ 7,332.58	\$ 67,670.04	\$ 12,080.04	\$ 22,080.00	\$ 22,080.00	\$ 2,743.31	\$ 23,484.47	\$ 1,404.47	\$ 1,930.00	\$ 1,930.00	\$ 96.76	\$ 2,573.62	\$ 643.62
4430 Contract Cost	\$ 127,265.00	\$ 127,265.00	\$ 19,912.47	\$ 197,555.32	\$ 70,290.32	\$ 63,750.00	\$ 63,750.00	\$ 5,654.14	\$ 50,660.61	\$ (13,089.39)	\$ 14,285.00	\$ 14,285.00	\$ 638.13	\$ 11,842.81	\$ (2,442.19)
Total Ordinary Maint. & Operation	\$ 279,545.00	\$ 279,545.00	\$ 32,732.14	\$ 340,143.43	\$ 60,598.43	\$ 148,870.00	\$ 148,870.00	\$ 13,804.32	\$ 139,144.91	\$ (9,725.09)	\$ 26,115.00	\$ 26,115.00	\$ 1,588.58	\$ 24,679.34	\$ (1,435.66)
4480 Contract Cost	\$ 420.00	\$ 420.00	\$ 33.50	\$ 402.00	\$ (18.00)	\$ 480.00	\$ 480.00	\$ 38.19	\$ 458.28	\$ (21.72)	\$ 75.00	\$ 75.00	\$ 6.03	\$ 72.36	\$ (2.64)
Total Protective Services	\$ 420.00	\$ 420.00	\$ 33.50	\$ 402.00	\$ (18.00)	\$ 480.00	\$ 480.00	\$ 38.19	\$ 458.28	\$ (21.72)	\$ 75.00	\$ 75.00	\$ 6.03	\$ 72.36	\$ (2.64)
4510.010 Workers Compensation	\$ 4,140.00	\$ 4,140.00	\$ 339.44	\$ 4,073.17	\$ (66.83)	\$ 2,680.00	\$ 2,680.00	\$ 227.40	\$ 2,728.80	\$ 48.80	\$ 400.00	\$ 400.00	\$ 34.00	\$ 409.32	\$ 9.32
4510.020 General Liab Insurance	\$ 1,060.00	\$ 1,060.00	\$ 92.68	\$ 1,112.16	\$ 52.16	\$ 670.00	\$ 670.00	\$ 58.94	\$ 707.28	\$ 37.28	\$ 110.00	\$ 110.00	\$ 9.46	\$ 113.52	\$ 3.52
4510.040 Auto Insurance	\$ 470.00	\$ 470.00	\$ 37.92	\$ 455.04	\$ (14.96)	\$ 300.00	\$ 300.00	\$ 24.07	\$ 288.84	\$ (11.16)	\$ 40.00	\$ 40.00	\$ 2.94	\$ 35.28	\$ (4.72)
4510.050 Public Officials Insurance	\$ 1,980.00	\$ 1,980.00	\$ 172.12	\$ 2,065.44	\$ 85.44	\$ 1,260.00	\$ 1,260.00	\$ 109.47	\$ 1,313.64	\$ 53.64	\$ 200.00	\$ 200.00	\$ 17.57	\$ 210.84	\$ 10.84
4510.070 Crime / Dishonesty	\$ 70.00	\$ 70.00	\$ 5.85	\$ 70.20	\$ 0.20	\$ 70.00	\$ 70.00	\$ 5.85	\$ 70.20	\$ 0.20	\$ -	\$ -	\$ -	\$ -	\$ -
4510.090 Fire & Extend Coverage	\$ 32,640.00	\$ 32,640.00	\$ 3,038.37	\$ 36,460.44	\$ 3,820.44	\$ 17,905.00	\$ 17,905.00	\$ 1,666.61	\$ 19,999.32	\$ 2,094.32	\$ 1,770.00	\$ 1,770.00	\$ 171.69	\$ 2,060.28	\$ 290.28
4540 Employee Benefit Payments	\$ 83,405.00	\$ 83,405.00	\$ 4,548.12	\$ 65,832.92	\$ (17,572.08)	\$ 43,995.00	\$ 43,995.00	\$ 4,332.23	\$ 48,849.79	\$ 4,854.79	\$ 6,615.00	\$ 6,615.00	\$ 684.76	\$ 7,845.65	\$ 1,230.65
4570 Collection Losses	\$ 6,620.00	\$ 6,620.00	\$ 144.28	\$ 1,098.78	\$ (5,521.22)	\$ 900.00	\$ 900.00	\$ -	\$ 10.50	\$ (889.50)	\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 130,385.00	\$ 130,385.00	\$ 8,378.78	\$ 111,168.15	\$ (19,216.85)	\$ 67,780.00	\$ 67,780.00	\$ 6,424.57	\$ 73,968.37	\$ 6,188.37	\$ 9,135.00	\$ 9,135.00	\$ 920.42	\$ 10,674.89	\$ 1,539.89
Total Routine Expenses	\$ 969,020.00	\$ 969,020.00	\$ 90,348.33	\$ 1,023,582.97	\$ 54,562.97	\$ 530,210.00	\$ 530,210.00	\$ 46,929.23	\$ 527,057.57	\$ (3,152.43)	\$ 68,160.00	\$ 68,160.00	\$ 5,301.73	\$ 69,687.95	\$ 1,527.95
EXPENSES															
4191.100 Employee Committee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,477.93	\$ 3,477.93	\$ -	\$ -	\$ -	\$ -	\$ -
4191.200 Non-Apartment Meetings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.23	\$ 5,106.79	\$ 5,106.79	\$ -	\$ -	\$ -	\$ -	\$ -
4191.300 Non-Apartment Public Relations	\$ -	\$ -	\$ 297.33	\$ 17,140.58	\$ 17,140.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ 297.33	\$ 17,140.58	\$ 17,140.58	\$ -	\$ -	\$ 100.23	\$ 8,584.72	\$ 8,584.72	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ 59,130.00	\$ 59,130.00	\$ -	\$ -	\$ -	\$ 753.00	\$ 753.00	\$ -	\$ -	\$ -	\$ 221.00	\$ 221.00
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00
4700 Scholarships Awarded	\$ 3,000.00	\$ 3,000.00	\$ (200.00)	\$ -	\$ (3,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ 3,000.00	\$ 3,000.00	\$ (200.00)	\$ 59,130.00	\$ 56,130.00	\$ -	\$ -	\$ -	\$ 753.00	\$ 753.00	\$ -	\$ -	\$ -	\$ 1,221.00	\$ 1,221.00
4800 Depreciation Expense	\$ 175,080.00	\$ 175,080.00	\$ 14,038.49	\$ 171,224.47	\$ (3,855.53)	\$ 93,690.00	\$ 93,690.00	\$ 7,704.16	\$ 93,008.51	\$ (681.49)	\$ 31,840.00	\$ 31,840.00	\$ 2,678.58	\$ 31,868.36	\$ 28.36
6110 G/L Disposition of Real Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ (210.49)	\$ (210.49)	\$ (210.49)	\$ -	\$ -	\$ (124.97)	\$ (124.97)	\$ (124.97)	\$ -	\$ -	\$ (19.73)	\$ (19.73)	\$ (19.73)
Total Capital Expenses	\$ 175,080.00	\$ 175,080.00	\$ 13,828.00	\$ 171,013.98	\$ (4,066.02)	\$ 93,690.00	\$ 93,690.00	\$ 7,579.19	\$ 92,883.54	\$ (806.46)	\$ 31,840.00	\$ 31,840.00	\$ 2,658.85	\$ 31,848.63	\$ 8.63
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 1,147,100.00	\$ 1,147,100.00	\$ 104,273.66	\$ 1,270,867.53	\$ 123,767.53	\$ 623,900.00	\$ 623,900.00	\$ 54,608.65	\$ 629,278.83	\$ 5,378.83	\$ 100,000.00	\$ 100,000.00	\$ 7,960.58	\$ 102,757.58	\$ 2,757.58
Residual Receipts (Profit/Loss)	\$ 37,400.00	\$ 37,400.00	\$ (3,688.64)	\$ (73,329.74)	\$ (110,729.74)	\$ 3,700.00	\$ 3,700.00	\$ (463.99)	\$ 16,521.23	\$ 12,821.23	\$ 2,800.00	\$ 2,800.00	\$ 672.22	\$ 2,444.51	\$ (355.49)

Hunnington

Picadilly

WPFC II

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	\$ 408,600.00	\$ 408,600.00	\$ 35,140.00	\$ 414,986.16	\$ 6,386.16
Total Rental Income	\$ 408,600.00	\$ 408,600.00	\$ 35,140.00	\$ 414,986.16	\$ 6,386.16
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ 3,206.10	\$ 3,206.10
3610 Interest Income	\$ 8,300.00	\$ 8,300.00	\$ 502.28	\$ 5,232.08	\$ (3,067.92)
3690 Other Income	\$ 11,500.00	\$ 11,500.00	\$ 45.00	\$ 9,410.00	\$ (2,090.00)
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 19,800.00	\$ 19,800.00	\$ 547.28	\$ 17,848.18	\$ (1,951.82)
Total Income	\$ 428,400.00	\$ 428,400.00	\$ 35,687.28	\$ 432,834.34	\$ 4,434.34
EXPENSES					
4110 Administrative Salaries	\$ 32,390.00	\$ 32,390.00	\$ 2,889.07	\$ 32,830.45	\$ 440.45
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ 250.00	\$ 250.00	\$ -	\$ -	\$ (250.00)
4140 Staff Training & Convention	\$ 540.00	\$ 540.00	\$ -	\$ 204.00	\$ (336.00)
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ 1,270.00	\$ 1,270.00	\$ -	\$ 1,521.71	\$ 251.71
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 15,240.00	\$ 15,240.00	\$ 896.19	\$ 17,182.50	\$ 1,942.50
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 106,230.00	\$ 106,230.00	\$ 9,136.40	\$ 107,896.40	\$ 1,666.40
Total Admin Expense	\$ 155,920.00	\$ 155,920.00	\$ 12,921.66	\$ 159,835.06	\$ 3,715.06
4310 Water	\$ 20,250.00	\$ 20,250.00	\$ 1,961.23	\$ 21,013.27	\$ 763.27
4320 Electricity	\$ 8,330.00	\$ 8,330.00	\$ 401.91	\$ 5,859.12	\$ (2,670.88)
4390 Sewer	\$ 19,940.00	\$ 19,940.00	\$ 2,165.43	\$ 22,113.62	\$ 2,173.62
Total Utility Expense	\$ 48,520.00	\$ 48,520.00	\$ 4,528.57	\$ 48,776.01	\$ 266.01
4410 Maint. & Operation Labor	\$ 37,650.00	\$ 37,650.00	\$ 3,225.15	\$ 38,771.77	\$ 1,121.77
4420 Material	\$ 22,060.00	\$ 22,060.00	\$ 4,107.15	\$ 20,269.98	\$ (1,790.02)
4430 Contract Cost	\$ 54,100.00	\$ 54,100.00	\$ 7,340.72	\$ 51,487.43	\$ (2,612.57)
Total Ordinary Maint. & Operation	\$ 113,810.00	\$ 113,810.00	\$ 14,673.02	\$ 110,529.18	\$ (3,280.82)
4480 Contract Cost	\$ 290.00	\$ 290.00	\$ 22.78	\$ 273.36	\$ (16.64)
Total Protective Services	\$ 290.00	\$ 290.00	\$ 22.78	\$ 273.36	\$ (16.64)
4510.010 Workers Compensation	\$ 1,620.00	\$ 1,620.00	\$ 136.77	\$ 1,618.78	\$ (1.22)
4510.020 General Liab Insurance	\$ 410.00	\$ 410.00	\$ 35.81	\$ 429.72	\$ 19.72
4510.040 Auto Insurance	\$ 140.00	\$ 140.00	\$ 11.11	\$ 133.32	\$ (6.68)
4510.050 Public Officials Insurance	\$ 760.00	\$ 760.00	\$ 66.51	\$ 798.12	\$ 38.12
4510.090 Fire & Extend Coverage	\$ 6,630.00	\$ 6,630.00	\$ 636.35	\$ 7,636.20	\$ 1,006.20
4540 Employee Benefit Payments	\$ 26,450.00	\$ 26,450.00	\$ 2,599.46	\$ 29,193.43	\$ 2,743.43
4570 Collection Losses	\$ -	\$ -	\$ -	\$ 2,589.60	\$ 2,589.60
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 36,010.00	\$ 36,010.00	\$ 3,486.01	\$ 42,399.17	\$ 6,389.17
Total Routine Expenses	\$ 354,550.00	\$ 354,550.00	\$ 35,632.04	\$ 361,622.78	\$ 7,072.78
EXPENSES					
4191.500 Dollar General Grant-Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ 2,506.00	\$ 2,506.00
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ 2,506.00	\$ 2,506.00
4800 Depreciation Expense	\$ 64,750.00	\$ 64,750.00	\$ 5,213.97	\$ 59,552.88	\$ (5,197.12)
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ (74.55)	\$ (74.55)	\$ (74.55)
Total Capital Expenses	\$ 64,750.00	\$ 64,750.00	\$ 5,139.42	\$ 59,478.33	\$ (5,271.67)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 419,300.00	\$ 419,300.00	\$ 40,771.46	\$ 423,807.11	\$ 4,307.11
Residual Receipts (Profit/Loss)	\$ 9,100.00	\$ 9,100.00	\$ (5,084.18)	\$ 9,227.23	\$ 127.23

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	\$ 52,300.00	\$ 52,300.00	\$ 4,475.00	\$ 55,396.01	\$ 3,096.01
Total Rental Income	\$ 52,300.00	\$ 52,300.00	\$ 4,475.00	\$ 55,396.01	\$ 3,096.01
3400.100 Youth Literacy Grant-Dollar Gen	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ 900.00	\$ 900.00	\$ 363.92	\$ 3,480.54	\$ 2,580.54
3690 Other Income	\$ 3,600.00	\$ 3,600.00	\$ 667.96	\$ 4,327.05	\$ 727.05
3999 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ 4,500.00	\$ 4,500.00	\$ 1,031.88	\$ 7,807.59	\$ 3,307.59
Total Income	\$ 56,800.00	\$ 56,800.00	\$ 5,506.88	\$ 63,203.60	\$ 6,403.60
EXPENSES					
4110 Administrative Salaries	\$ 3,320.00	\$ 3,320.00	\$ 271.19	\$ 3,565.73	\$ 245.73
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ 90.00	\$ 90.00	\$ 24.00	\$ 57.00	\$ (33.00)
4150 Travel	\$ 30.00	\$ 30.00	\$ -	\$ 11.28	\$ (18.72)
4171 Auditing Fees	\$ 130.00	\$ 130.00	\$ -	\$ 146.46	\$ 16.46
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ 2,620.00	\$ 2,620.00	\$ 106.26	\$ 5,248.43	\$ 2,628.43
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
4196 Mgmt./Bkpg./Adm.Fee	\$ 5,750.00	\$ 5,750.00	\$ 492.25	\$ 6,093.56	\$ 343.56
Total Admin Expense	\$ 11,940.00	\$ 11,940.00	\$ 893.70	\$ 15,122.46	\$ 3,182.46
4310 Water	\$ 3,030.00	\$ 3,030.00	\$ 91.37	\$ 1,827.18	\$ (1,202.82)
4320 Electricity	\$ 1,850.00	\$ 1,850.00	\$ 55.15	\$ 535.45	\$ (1,114.55)
4390 Sewer	\$ 540.00	\$ 540.00	\$ -	\$ 58.69	\$ (481.31)
Total Utility Expense	\$ 5,220.00	\$ 5,220.00	\$ 146.52	\$ 2,421.32	\$ (2,798.68)
4410 Labor	\$ 4,020.00	\$ 4,020.00	\$ 228.65	\$ 3,121.57	\$ (898.43)
4420 Material	\$ 3,140.00	\$ 3,140.00	\$ 8.39	\$ 2,029.75	\$ (1,110.25)
4430 Contract Cost	\$ 9,990.00	\$ 9,990.00	\$ 3,068.14	\$ 8,491.82	\$ (1,498.18)
Total Ordinary Maint. & Operation	\$ 17,150.00	\$ 17,150.00	\$ 3,305.18	\$ 13,643.14	\$ (3,506.86)
4480 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -
4510.010 Workers Compensation	\$ 170.00	\$ 170.00	\$ 29.92	\$ 361.24	\$ 191.24
4510.020 General Liab Insurance	\$ 40.00	\$ 40.00	\$ 3.24	\$ 38.88	\$ (1.12)
4510.040 Auto Insurance	\$ 20.00	\$ 20.00	\$ 1.31	\$ 15.72	\$ (4.28)
4510.050 Public Officials Insurance	\$ 70.00	\$ 70.00	\$ 6.01	\$ 72.12	\$ 2.12
4510.090 Fire & Extend Coverage	\$ 1,070.00	\$ 1,070.00	\$ 104.39	\$ 1,252.68	\$ 182.68
4540.000 Employee Benefit Payments	\$ 3,370.00	\$ 3,370.00	\$ 188.37	\$ 2,741.02	\$ (628.98)
4570 Collection Losses	\$ 690.00	\$ 690.00	\$ 667.96	\$ 843.96	\$ 153.96
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ 5,430.00	\$ 5,430.00	\$ 1,001.20	\$ 5,325.62	\$ (104.38)
Total Routine Expenses	\$ 39,740.00	\$ 39,740.00	\$ 5,346.60	\$ 36,512.54	\$ (3,227.46)
EXPENSES					
4191.500 Dollar General Grant-Books	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Apartment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4610.000 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
5999.000 Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ 3,260.00	\$ 3,260.00	\$ 272.61	\$ 3,267.54	\$ 7.54
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ (8.77)	\$ (8.77)	\$ (8.77)
Total Capital Expenses	\$ 3,260.00	\$ 3,260.00	\$ 263.84	\$ 3,258.77	\$ (1.23)
6010 Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 43,000.00	\$ 43,000.00	\$ 5,610.44	\$ 39,771.31	\$ (3,228.69)
Residual Receipts (Profit/Loss)	\$ 13,800.00	\$ 13,800.00	\$ (103.56)	\$ 23,432.29	\$ 9,632.29

	Year Budget	YTD Budget	Current Period	Current Year	Over & Under
INCOME					
3110 Dwelling Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Total Rental Income	\$ -	\$ -	\$ -	\$ -	\$ -
3480 Proceeds fr. Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -
3610 Interest Income	\$ -	\$ -	\$ 2,588.70	\$ 32,114.22	\$ 32,114.22
3690 Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operating Income	\$ -	\$ -	\$ 2,588.70	\$ 32,114.22	\$ 32,114.22
3999.000 Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ -	\$ -	\$ 2,588.70	\$ 32,114.22	\$ 32,114.22
EXPENSES					
4110 Administrative Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
4120 Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
4130 Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4140 Staff Training & Convention	\$ -	\$ -	\$ -	\$ -	\$ -
4150 Travel	\$ -	\$ -	\$ -	\$ -	\$ -
4171 Auditing Fees	\$ -	\$ -	\$ -	\$ -	\$ -
4180 Office Rent	\$ -	\$ -	\$ -	\$ -	\$ -
4190 Sundry	\$ -	\$ -	\$ -	\$ -	\$ -
4195 Property Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -
Total Admin Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4310 Water	\$ -	\$ -	\$ -	\$ -	\$ -
4320 Electricity	\$ -	\$ -	\$ -	\$ -	\$ -
4390 Sewer	\$ -	\$ -	\$ -	\$ -	\$ -
Total Utility Expense	\$ -	\$ -	\$ -	\$ -	\$ -
4410 Labor	\$ -	\$ -	\$ -	\$ -	\$ -
4420 Material	\$ -	\$ -	\$ -	\$ -	\$ -
4430 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maint. & Operation	\$ -	\$ -	\$ -	\$ -	\$ -
4480 Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ -	\$ -	\$ -	\$ -	\$ -
4510.010 Workers Comp. Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.020 General Liab Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.040 Auto Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.050 Public Officials Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
4510.090 Fire & Extend Coverage	\$ -	\$ -	\$ -	\$ -	\$ -
4540 Employee Benefit Payments	\$ -	\$ -	\$ -	\$ -	\$ -
4570 Collection Losses	\$ -	\$ -	\$ -	\$ -	\$ -
4580 Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Total General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENSES					
4620.040 Casualty Losses-non capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Routine Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
4800 Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
6110 G/L Disposition of Real Property	\$ -	\$ -	\$ -	\$ -	\$ -
6120 G/L Disposition of Nonexp. Equip.	\$ -	\$ -	\$ -	\$ -	\$ -
6130 Special Items, Net Gain/Loss	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year Adjustment - ARR	\$ -	\$ -	\$ -	\$ -	\$ -
Total Prior Year Receipts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Residual Receipts (Profit/Loss)	\$ -	\$ -	\$ 2,588.70	\$ 32,114.22	\$ 32,114.22

Resolution No. 3863

RESOLUTION BY THE BOARD OF COMMISSIONERS OF WACO HOUSING AUTHORITY & AFFILIATES AUTHORIZING THE PRESIDENT/CEO TO CERTIFY THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) TO HUD

Whereas, the Section 8 Management Assessment Program (SEMAP) is a requirement of HUD that measures objectives for the Section 8 program, and

Whereas, in order to be in compliance with HUD requirements for SEMAP an assessment of these objectives was completed for the Waco Housing Authority Section 8 Program, and

Whereas, the HUD guidelines have determined that the Waco Housing Authority Section 8 Management Assessment Program (SEMAP) meets HUD requirements and is ready for submission, and

Whereas, this submission must include certification by both the Board of Commissioners and the President/CEO, and

Whereas, this resolution was considered at a regular meeting open to the public as required by law and notice of the time, place, and purpose of said meeting was given as required by Chapter 551 of the Texas Government Code:

NOW, THEREFORE, BE IT RESOLVED the above resolution was adopted by the Board of Commissioners of Waco Housing Authority and Affiliates on this the 10th day of November 2022.

Secretary

Chairperson of the Board

(Seal)



Assessment Profile

Reports

Submission

Submit Certification

LaTanya Rector (MB6271)

PIC Main

SEMAP

Logoff

Hub: **6HFTW Fort Worth Hub**
Field Office: **6APH FORT WORTH HUB OFFICE**
Housing Agency: **TX010 Waco**
PHA Fiscal Year End: **9/30/2022**

Submit Certification.

The assessment has been successfully validated. The Executive Director may now submit the assessment.

Executive Director's Certification Statement:

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubts on the PHA's capacity to administer Section 8 rental assistance and accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Certification Sign-off Date: **11/1/2022**

Submit

[Go to Comments](#)

Handwritten signature: MH of to go to Board 11/1/22



LaTanya Rector (MB6271)

PIC Main

SEMAP

Logoff

Assessment Profile	Reports	Submission	Certification	Profile	Comments
List	Summary				
Hub:	6HFTW Fort Worth Hub				
Field Office:	6APH FORT WORTH HUB OFFICE				
Housing Agency:	TX010 Waco				
PHA Fiscal Year End:	9/30/2022				

OMB Approval No. 2577-0215

SEMAP CERTIFICATION (Page 1)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Check here if the PHA expends less than \$300,000 a year in federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))

a. The HA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes

b. The PHA's quality control samples of applicants reaching the top of the waiting list and admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes

2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

a. The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes

b. The PHA's quality control sample of tenant files for which a determination of reasonable rent was required to show that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response

At least 98% of units sampled

3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files show that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response

At least 90% of files sampled

4 Utility Allowance Schedule (24 CFR 982.517)

The PHA maintains an up-to-date utility schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response

Yes

5 HQS Quality Control (24 CFR 982.405(b))

The PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of cross section of inspectors.

PHA Response

Yes

6 HQS Enforcement (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response

At least 98% of cases sampled

7 Expanding Housing Opportunities.

(24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12))

Applies only to PHAs with jurisdiction in metropolitan FMR areas

Check here if not applicable

a. The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response

Yes

b. The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response

Yes

c. The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response **Yes**

d. The PHA's information packet for certificate and voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response **Yes**

e. The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response **Yes**

f. The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response **Yes**



Assessment Profile Reports Submission

List

Summary

Certification

Profile

Comments

LaTanya Rector (MB6271)

PIC Main

SEMAP

Logoff

Hub: 6HFTW Fort Worth Hub
Field Office: 6APH FORT WORTH HUB OFFICE
Housing Agency: TX010 Waco
PHA Fiscal Year End: 9/30/2022

SEMAP CERTIFICATION (Page 2)

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes

FMR Area Name McLennan

FMR 1 of 4



Enter current FMRs and payment standards (PS)

Table with 5 columns: 0-BR FMR 673, 1-BR FMR 716, 2-BR FMR 915, 3-BR FMR 1215, 4-BR FMR 1300. Below each column is a PS value: 740, 787, 1006, 1336, 1430.

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response Yes

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response Yes

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response Yes

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response Yes

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response Yes

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable [checked box]

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

Not Applicable

Or, Number of mandatory FSS slots under HUD-approved exception (**If not applicable, leave blank**)

Not Applicable

b. Number of FSS families currently enrolled

Not Applicable

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Not Applicable

Percent of FSS slots filled (b+c divided by a) (**This is a nonenterable field. The system will calculate the percent when the user saves the page**)

Not Applicable

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program

Check here if not applicable

PHA Response NA

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Not Applicable

15 Deconcentration Bonus

The PHA is submitting with this certification data which show that :

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY; or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response No

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Assessment Profile Reports Submission

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LaTanya Rector (MB6271) PIC Main SEMAP Logoff

Hub: 6HFTW Fort Worth Hub
Field Office: 6APH FORT WORTH HUB OFFICE
Housing Agency: TX010 Waco
PHA Fiscal Year End: 9/30/2022

SEMAP CERTIFICATION (Page 2)

Performance Indicators

8 Payment Standards(24 CFR 982.503)

The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes

FMR Area Name Hill County

FMR 2 of 4



Enter current FMRs and payment standards (PS)

Table with 5 columns: 0-BR FMR, 1-BR FMR, 2-BR FMR, 3-BR FMR, 4-BR FMR. Values: 538, 635, 810, 1070, 1098. PS values: 591, 698, 891, 1177, 1207.

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

9 Timely Annual Reexaminations(24 CFR 5.617)

The PHA completes a reexamination for each participating family at least every 12 months.(24 CFR 5.617)

PHA Response Yes

10 Correct Tenant Rent Calculations(24 CFR 982, Subpart K)

The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program (24 CFR 982,Subpart K)

PHA Response Yes

11 Pre-Contract HQS Inspections(24 CFR 982.305)

Each newly leased unit passes HQS inspection before the beginning date of the assisted lease and HAP contract.(24 CFR 982.305)

PHA Response Yes

12 Continuing HQS Inspections(24 CFR 982.405(a))

The PHA inspects each unit under contract as required (24 CFR 982.405(a))

PHA Response Yes

13 Lease-Up

The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year

PHA Response Yes

14 Family Self-Sufficiency (24 CFR 984.105 and 984.305)

14a.Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required.

Applies only to PHAs required to administer an FSS program.

Check here if not applicable [checked]



Assessment Profile Reports Submission

List

Summary

Certification

Profile

Comments

LaTanya Rector (MB6271)
PIC Main
 SEMAP
 Logoff

Hub: **6HFTW Fort Worth Hub**
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PHA Response **Yes**

FMR Area Name **Johnson**

FMR 3 of 4



Enter current FMRs and payment standards (PS)

0-BR FMR 939	1-BR FMR 1064	2-BR FMR 1269	3-BR FMR 1685	4-BR FMR 2098
PS 1032	PS 1170	PS 1395	PS 1853	PS 2307

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LaTanya Rector (MB6271)

PIC Main

SEMAP

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Logoff

SEMAP CERTIFICATION (Page 2)

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PHA Response Yes

FMR Area Name Glenrose-Hood

FMR 4 of 4



Enter current FMRs and payment standards (PS)

Table with 5 columns: 0-BR FMR 833, 1-BR FMR 881, 2-BR FMR 1046, 3-BR FMR 1293, 4-BR FMR 1527. Below each column is a PS value: 916, 969, 1150, 1422, 1679.

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, add similar FMR and payment standard comparisons for each FMR area and designated area.

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